

COUNTY OF VENTURA
LOCAL COASTAL PROGRAM ISSUE IDENTIFICATION
AND WORK PROGRAM

Costal zone management
Ventura

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PREPARED BY
THE VENTURA COUNTY ENVIRONMENTAL RESOURCE AGENCY

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INTRODUCTION

The California Coastal Act of 1976 directs each city and county within the Coastal Zone to prepare a Local Coastal Program (LCP) for its portion of the Coastal Zone. An LCP consists of a local government's land use plans, zoning ordinances, zoning district maps, and other implementing actions which, when taken together, conform to and implement the provisions of the Coastal Act of 1976. Once the LCP has been reviewed and certified by the Regional and State Coastal Commissions, the county assumes responsibility for the administration of coastal development permits within its jurisdiction. Development is to be allowed only if it conforms to the certified LCP. If an LCP is not prepared for a jurisdiction, permit powers continue to reside with the Regional Coastal Commission, and after June 1979, with the State Coastal Commission.

A work program is the first phase of the LCP program. The purposes of the work program is (1) to identify key coastal planning issues and the scope of work necessary to address these issues and (2) provide a basis for State and federal funding of local coastal planning to be undertaken in accordance with the provisions of the Coastal Act of 1976.

Pursuant to the Local Coastal Program Regulations this work program includes four major sections:

Area Wide Description: This section describes existing conditions and potential allowable uses within the County's Coastal Zone.

Policy Group Evaluation: For purposes of analysis, the State Coastal Act policies have been divided into fourteen (14) policy groups. Existing conditions and local plans and policies are reviewed in this section for conformity with each of the policy groups of the Coastal Act.

Summary of Key Issues and Checklist: The summary of key issues summarizes coastal planning issues identified in the above two sections. The checklist summarizes the extent to which local plans and policies conform to the Coastal Act.

Description of Major Tasks and Budget: Based on the findings of the issue identification and policy group evaluation sections, major tasks which need to be undertaken by the County to conform to the Coastal Act are presented. This section also includes an estimate of staff time and materials necessary to accomplish these tasks.

METHODOLOGY

- A. STUDY AREAS: The LCP will address land use planning issues within the Coastal Zone area of the County (delineated on Map I). The County's Coastal Zone has been divided, for purposes of analyses, into three major study areas: North, Central and South Coasts.

North Coast Area: The North Coast area extends from the Santa Barbara Countyline (Rincon Point) south to the Ventura River Basin.

Central Coast Area: The Central Coast area extends from the Ventura River Basin south to the southernmost boundary of the Oxnard Sphere of Influence. This area includes the Central Coast Cities of San Buenaventura, Oxnard and Port Hueneme. Coastal issues within the incorporated areas will be addressed by the respective Central Coast Cities' LCP's.

South Coast Area: The South Coast area extends from the southernmost limit of the Oxnard Sphere of Interest to the Los Angeles Countyline.

- B. JURISDICTIONAL CONCERNS:

Land use planning authority within the County Coastal Zone involves federal (the U.S. Navy), State, County, city and special district entities. The complexity of the jurisdictional situation will require increased intergovernmental coordination. The County will assume lead agency for all unincorporated lands in the Coastal Zone and will establish close cooperation with the cities to ensure policy consistency for lands immediately adjacent to corporate boundaries.

Major jurisdictional issues are concentrated in the Central Coast study area. Although approximately 90 percent of the Central Coast land area is incorporated, the remaining unincorporated land is scattered and in some cases (Silver Strand and Hollywood-by-the-Sea) entirely surrounded by corporate boundaries. In yet another example, the mouth of the Santa Clara River (unincorporated) is bounded by the City of Ventura on the north and the City of Oxnard on the south. Both cities may be impacted by flood control measures or land uses undertaken by the County or cities. The County is currently negotiating with the Cities of Oxnard and Ventura to develop cooperative agreements for LCP planning in jurisdictionally complex areas. An inventory of critical and complex jurisdictional planning areas is described in Table 1.

- C. LCP DOCUMENTS: The total LCP will consist of two separately submitted documents (1) the land use plan and (2) the implementation plan.

The Land Use Plan will constitute a separate area plan of the General Plan. Because the existing County General Plan documents are regional (countywide) in nature, a separate coastal area plan will be prepared. This option was chosen because of the perceived difficulties of attempting to amend countywide plans for conformance with specific subregional criteria. The existing General Plan will however, be reviewed to ensure that appropriate sections support the Local Coastal Land Use Plan. The action of adopting the Land Use Plan at the local level may then involve three separate actions: 1) local approval of the LCP Land Use Plan, 2) adoption of an area plan of the General Plan, and 3) possible amendments to the existing General Plan elements for consistency.

The implementation plan, to be submitted subsequent to the Land Use Plan submittal, will consist of zoning ordinance, zoning district maps and other implementing measures designed to implement the Land Use Plan.

TIME REQUIREMENTS: The work program for Ventura County covers a fourteen month period. Public participation and review occurs throughout this period. At the end of 8 months, draft copies of major documents addressing the 14 coastal policy groups and a preliminary Land Use Plan should be complete. This allows 6 months for making revisions, and for preparing the final document for submission to the Coastal Commission. Prior to submission, a resolution by the Board of Supervisors is required certifying local approval of the LCP Land Use Plan. A separate work program for the implementation plan will be prepared and submitted for next fiscal year (1979-1980).

AREAS OF JURISDICTIONAL CONCERN
FOR LOCAL COASTAL PLANNING

AREA	DESCRIPTION	JURISDICTIONAL AUTHORITY	SUMMARY OF JURISDICTIONAL ISSUE
A. NORTH/CENTRAL COAST			
1. Taylor Ranch	7,700 acres of undeveloped grazing land north of the Ventura River Basin, approximately 1,000 acres of which are located in the City of Ventura Sphere of Influence.	Under County jurisdiction, but of critical importance to adjacent City planning areas.	City/County coordination should be formalized for joint planning of the developable acreage within the City Sphere of Influence.
B. CENTRAL COAST.			
1. Olivas Community	Located north and inland of the Santa Clara River within the City of Ventura Sphere of Influence.	Incorporated areas under jurisdiction of the City of Ventura, portions of the community unincorporated and under County jurisdiction.	Conflicts exist between the City and the County land use and zoning designations.
2. The Santa Clara River	The mouth of the Santa Clara is an unincorporated area bounded on either side by the Spheres of Influence of Oxnard and Ventura.	Wetland area primarily unincorporated. Lands to the north within City of Ventura and to the south, the City of Oxnard.	Flood control measures and adjacent land uses need to be reviewed by both cities and the County to ensure policy consistency and protect mutual interests.
3. Oxnard Plains Agricultural Land	Unincorporated agricultural lands located north of Wooley and Fifth Streets and extending to the Santa Clara River.	These unincorporated lands are currently under County authority but included in the Oxnard Sphere of Interest.	Urbanization pressures are evident due to the area's proximity to already urbanized corporate coastal lands (Mandalay Bay and Oxnard Shores).
4. Edison Canal	Canal designed to carry cooling waters to the Mandalay Generating Facility from the Channel Islands Harbor.	The Canal traverses both City of Oxnard and County lands.	Expansions and alterations along the Canal need close city and County coordination in order to avoid impact on canal water quality.
5. Hollywood-by-the-Sea	Unincorporated beach residential development surrounded on the north, east and west by the City of Oxnard.	Unincorporated and under County jurisdiction. Within Oxnard Sphere of Interest.	Conflicts between the County land use and zoning designation and the City's General Plan.
6. Channel Islands Harbor	Commercial and recreational marine facility located between Hollywood-by-the-Sea and the Silver Strand.	Surrounded by City of Oxnard, Harbor land and water under jurisdiction of County of Ventura Property Admin. Agency.	Harbor expansion and modification require close City/County coordination due to overlapping jurisdictional interests.
7. Silver Strand	Unincorporated beach residential community located adjacent to the harbor, south of the City of Oxnard and east of the City of Port Hueneme.	Under County jurisdiction. Immediately adjacent to both the City of Oxnard and the City of Port Hueneme.	Conflicts between City and County zoning and General Plan designations.
8. Ormond Beach	Located in the easterly extreme of the Oxnard Sphere of Interest between the City of Port Hueneme and Point Mugu Naval Base. Mixed agriculture/Industrial area.	Primarily City of Oxnard with "islands" of unincorporated areas under County jurisdiction.	Proposed expansion of Ormond Beach Generating Plant will affect both City and County lands.

Table 1

SUBMISSION REQUIREMENTS: The submission requirements, excluding zoning, include the following:

- Land Use Map
- Public Works Program
- Recreational Facilities Program
- Public Access Component
- Citizen Participation Summary
- Agency Participation Summary
- Environmental Review

A timeline for submission of these products is included in the Major Task Description section.

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III. AREA WIDE DESCRIPTION

The Ventura County coast extends 42 miles in length from Rincon Point on the north to Leo Carrillo State Beach on the south. For purposes of LCP analysis, three major coastal planning areas are identified: North, Central and South Coasts. The North and South Coast areas are relatively undeveloped, narrow coastal terraces bounded within .2 to 1 mile of the shoreline by mountains. The Central Coast area by contrast, is comprised of broad alluvial plains of the Santa Clara and Ventura Rivers. Major urban uses are concentrated in the Central Coast area including the three Central Coast Cities of San Buenaventura, Oxnard and Port Hueneme. Additionally, the County includes two offshore islands, Anacapa and San Nicholas, which are part of the Channel Islands. These are largely under federal jurisdiction, and therefore the role of the LCP in these areas will primarily involve governmental coordination.

1. NORTH COAST: The North Coast is identified as a 12 mile coastal stretch extending from the Santa Barbara Countyline (Rincon Point) on the north, to the Ventura River Basin on the south. The Coastal Zone in this area includes the narrow coastal terrace as well as major portions of the inland Santa Ynez mountains. Major development (beach residential and oil industrial) and transportation corridors (U.S. 101 and the Southern Pacific Railroad) are concentrated on the level coastal terrace. The inland mountain area is relatively undeveloped.

The Open Space Element designates Coastal Zone area along the North Coast as "Rural" (one unit per one to forty acres) with the exception of existing developed residential and industrial areas which are designated "Community." "Community" areas are allowed to build-out to the prevailing density or zoning and are described below (Sections A and B).

Major service and environmental constraints along the North Coast include: lack of adequate sanitation (all development utilizes septs), beach erosion in coastal terrace areas and slope and access problems in the inland areas.

Septic tank use along the North Coast has historically resulted in high septic failure rates due to high groundwater levels and health hazards associated with inadequate biochemical decomposition. Currently, the Ventura County Regional Sanitation District is investigating local district formation options to sewer development along the coastal terrace.

Existing uses and constraints are discussed in further detail below. Discussion is broken down by prevailing land use: Residential, industrial, undeveloped and recreational.

A. Residential Areas:

Rincon Point: Rincon Point is a 9.4 acre exclusive (controlled access) residential community located immediately south of the Santa Barbara Countyline. The area is zoned "R-1" (Single Family, 7,000 Square Foot Minimum lot size). Currently, there are 36 existing single family homes and three vacant lots which could build-out to zoning. Beach access and coastal recreation in this area is provided by the adjacent Rincon Point State Surfer Park.

La Conchita: La Conchita is an older residential and second home community located north and inland of U.S. 101 and the Southern Pacific Railroad and approximately two miles south of the Santa Barbara County line.

Currently, there are 240 parcels in the 30.6 acre area with mixed commercial and residential uses. Estimated existing land uses are presented below:

- 96 Single Family Units
- 4 Duplexes
- 60 Mobile Homes
- 2 Commercial Structures
(a general store and a gas station)

There are 68 vacant parcels averaging 3,000 square feet in size in the area. Although the "R-B" zone allows duplexes, the lack of sanitation in the area is a limiting factor. Illegal duplex conversions, which pose health and sanitation hazards as well as parking congestion, have been reported.

Mussel Shoals: Mussel Shoals is a 5.81 acre mixed density residential community located on Punta Gorda between Highway 101 and the beach, about two and a half miles south of the Santa Barbara County line. Zoning within the area is "R-B" (Residential Beach - one, two or multi-family dwellings, 3,000 square foot minimum lot) and "C-2" (General Commercial). The community consists of 28 single family dwelling units, 4 duplexes and the Cliff House, a multiple unit housing facility. There are 5 vacant residentially ("R-B") zoned parcels in the area which at maximum development under prevailing zoning could be developed as duplexes, assuming sanitation requirements could be met. The Cliff House, currently commercially zoned, shows commercial or visitor serving development potential. Oil facilities in this area include the Arco causeway and pier. Mussel Shoals is very popular for informal beach use, especially surfing, although public recreation facilities (e.g., parking) are not provided.

Sea Cliff: Sea Cliff is a single family residential area located between old Highway 101 and the beach approximately four and three-quarter miles south of the Santa Barbara County line. The 23.1 acre area is bounded by freeway right-of-way to the north, the old Coast Highway to the east and Hobson County Park to the south.

Currently, there are 39 occupied units on 23.11 acres of leased land. A 2.8 acre parcel located at the southernmost edge is undeveloped. This parcel was previously severely eroded due to the construction of the new Highway 101 overpass which altered sand deposition patterns. CAL TRANS has recently filled the site at the owner's request. Assuming set back and sanitation requirements could be met, the area could build-out to the zoning (estimated at 10 single family units). Currently, the property owners impose 25 year lease restrictions which limit development to single family units. Beach access in this area is provided by the adjacent Hobson County Park.

Faria: Faria is a residential area located between old Highway 101 and the beach approximately five and one-half miles north of the City of San Buenaventura. The 23.5 acre community is unusual because land is in single ownership. There are 127 units on leased "lots" housing about 280 persons. Leases vary in time length depending on the date of contract. Upon termination of leases, all improvements must be removed or become property of the lessor. The property owners (lessor) indicate that they desire to maintain residential uses for the foreseeable future.

Zoning is "R-B" (Residential Beach, 3,000 square foot minimum lot size). Currently, there are 30 vacant "leased lots" in the area including a 800 foot undeveloped seawall area known as "the Cove." Beach erosion and sanitation are constraints for new development in this area. Current lease restrictions limit new development to single family units.

Beach access is provided at the adjacent Faria County Park and by existing vacant lots (many of the leases reserve vacant lots specifically for beach access purposes). Recreational vehicle parking along old Highway 1 is frequent, resulting in visitor/resident conflicts.

Solimar: Solimar is an exclusive residential community located between Old Highway 101 and the beach approximately three and three-quarter miles north of the City of San Buenaventura.

Zoning within this area is "R-B" (Residential Beach, 3,000 square foot minimum lot size). Currently, there are 80 parcels

within the area with 65 existing single family units and a maximum existing population (assuming full occupancy) of 137 persons. With the exception of two parcels, all vacant land within the subarea is owned by Solimar Beach Trust. According to Solimar Beach Trust, a maximum of 25 additional single family units (pursuant to lease restrictions) could be constructed on the vacant land with the remaining land committed to common uses (tennis courts, gardens etc.). Public beach access in this area is limited due to the "private" nature of the development (the area is fenced and posted) and parking limitations.

B. Industrial Areas: There are two major industrial areas along the North Coast: Mobil Rincon at Sea Cliff and Phillips at La Conchita.

Mobil Rincon: The total site consists of the Mobil Rincon and Chanslor Western/Coline processing facility properties at Sea Cliff. It contains approximately 375 acres of which 158 are potentially developable for processing or refining facilities in the "M-2" (General Industrial) zone. The Mobil Rincon facility in particular, is a priority area for onshore processing of OCS (Outer Continental Shelf) oil. Currently, portions of the existing facility are visible from the freeway; minimal landscaping is provided. The major facilities are located in the inland mountain areas where slope stability is a concern.

Phillips: Consists of the 16-acre Phillips Petroleum facility at La Conchita, which is fully developed in the "M-3" zone. The facility is well landscaped.

Extensive offshore island oil drilling and pier facilities have been developed along this segment of the coast for oil production. Wells, tanks and pipelines are located throughout the Coastal Zone and adjacent mountainous area. These are located primarily in the narrow valleys and bluff and hilltop plateaus but some wells have been drilled on exceptionally steep slopes. A very long-term potential exists for conversion to recreation uses when the oil is depleted. Of more immediate interest in preparation of the LCP is the potential short-term impacts of OCS oil exploration and extraction and the associated onshore development. As indicated, the Mobil Rincon facility holds substantial acreage for future development. The site is proximate to existing oil well piers and support facilities.

C. Undeveloped Areas:

Except for the developed areas noted, private land holdings in the North Coast segment are in fairly large parcels (i.e., over 20, most over 40 acres) and primarily zoned and used for agriculture. However, pressures for land division and residential use are evident as documented by a recent study of a 1,200 acre area known as the Ocean View Road area, inland of La Conchita. Parcels in this bluff-top area can be reached only by a 2-mile dirt Ocean View Road. The County maintains the first 1.72 miles of the road. Ocean View Road lies within a 60-foot wide easement for about 3,900 feet and decreases to a 40 foot wide easement for its remaining 6,300 foot length. With the exception of short paved segments at the beginning and the end, Ocean View Road is an unimproved road on a steep winding alignment adjacent to a natural ravine that outlets at the Pacific Ocean. The vertical alignment has grades ranging from 6 to 20 percent. The width of the travelled way averages about 14 feet, but at several locations, narrows to 10 feet or less. As a result of these environmental and service constraints a building permit moratorium has been imposed in this area.

Also indicative of development pressures is a conditionally approved 45 acre tentative subdivision currently in cultivated flowers and located on the seaward side of Highway 101 at Sea Cliff. This development is conditioned on obtainment of community sewers. Proposed service district formation in this area may serve to exacerbate growth pressures for similar parcels.

The remaining undeveloped areas in the North Coast Coastal Zone are designated "Open Space" or "Rural" and primarily utilized for agriculture or resource extraction.

The respective zoning and Open Space Element designations are as follows:

- A) 673.5 acres (7 parcels) are designated "A-E" (Agricultural Exclusive, Forty Acre Minimum) and "Open Space"; 617.4 acre designated within this category have been placed in an agricultural preserve status (LCA 12-12.11);
- B) 247.9 acres (27 parcels) are designated as "R-A-5Ac" (Rural Agricultural, Five Acre Minimum) and "Open Space";
- C) 20.07 acres (1 parcel) are designated "O-S-10c" (Open Space, Ten Acre Minimum) and "Open Space";
- D) 59.64 acres (1 parcel) are designated "R-A" (Rural Agricultural) and "Open Space";
- E) 100 acres (a portion of a parcel) are designated "A-E" (Agricultural Exclusive) and "Rural."

Avocado orchards exist south of Rincon Point and north of Mussel Shoals in hillside locations away from the shoreline up to 700 feet in elevation. They are scheduled to come into commercial production within the next two to five years. Other small agricultural areas, primarily flower-growing, occur on the coastal terrace between Highway 101 and the railroad.

D. Recreational Areas: Two State parks (Rincon State Surfer Park and Emma Wood State Beach) and two County parks (Hobson County Park and Faria County Park) are located along the North Coast.

Rincon State Surfer Park is a day use facility, located immediately adjacent to the Rincon Point residential subarea. Emma Wood State Beach, located approximately 7 miles south of Solimar, provides 150 overnight campsites on 100.94 acres.

Hobson County Park provides 45 primitive campsites on 1.9 acres of land adjacent to and south of Sea Cliff. Faria County Park provides 60 primitive campsites on 2.9 acres located just north of the Faria Beach community. Ventura County is responsible for the maintenance of these parks (however, the County's easement rights for these parks was transferred to the State Department of Parks and Recreation on January 1, 1978).

A major parks and recreation proposal within the study area is the Rincon Parkway. The State Department of Parks and Recreation is proposing that approximately seven miles of old Highway 101 (south of Mussel Shoals to the railroad overcrossing at Emma Wood State Beach) be reduced to two lanes and redesigned to include a bikelane, picnic units, landscaping, and beach user parking areas.

2. CENTRAL COAST: The Central Coast area includes 16.5 miles of level coastal plain extending from the Ventura River Basin on the north to the southernmost Oxnard Sphere boundary (Arnold Road on the south). The three Central Coast Cities, San Buenaventura, Oxnard and Port Hueneme are located in this area. As a result, jurisdictional land use authority is complicated. The greatest percentage of Coastal Zone land however, is incorporated with the following exceptions:

Portions of Taylor Ranch in the Ventura Sphere;

Portions of the Olivas Community in the Ventura Sphere of Influence;

The mouth of the Santa Clara River;

The Channel Islands Harbor in the Oxnard Sphere;

Agricultural land north of Fifth Street and land above Wooley Road in the Oxnard Sphere;

The residential communities of Hollywood-by-the-Sea and Silver Strand in the Oxnard/Port Hueneme area;

And islands of unincorporated land around the Ormond Beach Generating Plant.

The Ventura County Board of Supervisors has adopted a Memorandum of Cooperation with affected local cities in order to ensure coordinated planning efforts in these critical areas.

With the exception of the above areas, Central Coast issues are addressed in the respective Central Coast Cities' LCPs. County Central Coast planning areas are described below:

- A. Taylor Ranch: The Taylor Ranch is a 7,700 acre undeveloped area located north of the Ventura River Basin. The ranch is currently under Land Conservation Contract (agricultural preserve) and zoned "A-E" (Agricultural Exclusive). The eastern slope of the ranch is within the City of Ventura Sphere of Interest and considered a special city/county study area because of the area's proximity to urbanized City lands.
- B. Olivas Community/Santa Clara River: This area includes the unincorporated agricultural areas at the eastern extreme of the Ventura Sphere of Interest, as well as the mouth of the Santa Clara River. Agricultural areas are zoned "R-E-1Ac" (Rural Exclusive, One Acre Minimum). Development pressures resulting from the areas proximity to urban uses will necessitate review of the zoning to preserve coastal agriculture in accordance with the Coastal Act.

The Santa Clara River provides an estuarine habitat which supports a variety of riparian vegetation. The flood plain of the river affects both the City of Ventura and the City of Oxnard. Flood control measures in this area will need to be jointly reviewed by the Cities and County to minimize impacts. For example, proposals by the City of Oxnard to construct a levee may result in flooding impacts on City of Ventura lands.

- C. Agricultural Land in the Oxnard Plain: Inland from the Mandalay/McGrath urbanized area (City of Oxnard) is approximately 1,400 acres of undeveloped, unincorporated Coastal Zone land currently in agricultural or oil development. This area is bounded by the Coastal Zone boundary on the north, the Oxnard City Limits on the south, the Santa Clara River to the west and Wooley Road to the east. Zoning in this area includes "R-A" (Rural Agriculture), "A-E" (Agricultural Exclusive) and "O-S" (Open Space). Because of the area's proximity to corporate urban land, the area has been designated "Urban" on the Open Space Element. This designation and associated zoning should, however, be reviewed for consistency with Coastal Act agricultural policies.

The Edison Canal, which carries cooling water to the Mandalay Generating Plant, traverses this sub-area. Recently, a joint City-County Edison Canal Study has been released which assesses future canal uses and impacts. This study will be reviewed for conformity with the Coastal Act and possible inclusion in the LCP.

- D. Hollywood-by-the-Sea: Hollywood-by-the-Sea is an unincorporated beach residential community surrounded on the north, east and west by the City of Oxnard. There are approximately 592 lots of which 313 are developed in this area. The average residential lot size is approximately 2,000 square feet and zoned "R-B-H" (Residential Beach Harbor, 1500 Square Foot Minimum). Hollywood County Park is located immediately along the coastline.
- E. Silver Strand: Similar to Hollywood-by-the-Sea, Silver Strand is an unincorporated beach residential area surrounded on the west by the City of Oxnard and on the north and east by the City of Port Hueneme. Silver Strand had, in 1976, 1,167 total lots of which 721

were developed. However, an impression of density is better portrayed by noting that the average residential lot size is 2,550 square feet and gross residential area is .65 acres for a gross density of 11 d.u.'s per acre with little or no off-street parking on the developed lots. Zoning is primarily "R-B-H" (Residential Beach Harbor). Silver Strand County Park and La Juenelle Fishing Pier are located immediately along the shoreline.

- F. Channel Islands Harbor: Located between Silver Strand and Hollywood-by-the-Sea is the Channel Islands Harbor. The total harbor area includes 170 acres of land within the City of Oxnard and 150 acres of water under County jurisdiction. Recently, the County adopted a Channel Islands Harbor Master Plan which calls for expansion of boating slips (currently 1,667 slips) and commercial facilities. In coordination with the City of Oxnard, the County will review the Harbor Master Plan for conformity with Coastal Act policies and integration into the LCP.
- G. Ormond Beach: In the Ormond Beach area, three triangular unincorporated land areas fall within the Coastal Zone and total approximately 100 acres. Adjacent land use (within City of Oxnard) is primarily industrial. Unincorporated land is zoned "R-A" (Rural Agriculture) and "M-2" (General Industrial).

Recently Southern California Edison has filed a Notice of Intention to expand the Ormond Beach generating facility which will affect both city and county coastal lands in that area.

- 3. SOUTH COAST: The South Coast segment extends south from Oxnard's southern city limits line for 13.1 miles to the Los Angeles County line. This unit encompasses two very different types of coastal terrain: streambeds, floodplains, Mugu Lagoon and associated wetlands occupying seven miles of shoreline, which then gives way to approximately seven miles of narrow coastal shelf backed by the Santa Monica Mountains. Because of the undeveloped nature of the Santa Monica Mountains, the coastal zone permit line extends five miles inland. This is to ensure the preservation of the wide range of resources and diverse ecosystems which are found in this area. Additionally, the Santa Monica Mountains represents one of the few remaining undeveloped mountain areas in the Southern California Coastal Zone. For purposes of discussion the South Coast area is divided into the following units based on prevailing land use: (A) Point Mugu Naval lands, (B) developed areas along the coastal terrace, (C) undeveloped inland areas (primarily the Santa Monica Mountains) and (D) recreational areas.

- A. Point Mugu Naval Base: At the northern extreme of the South Coast area the 4,300 acre U.S. Navy Pacific Missile Base is located. Although, neither the County or the Coastal Commission have land use authority in the area, County/Navy coordination with respect to coastal resources may be necessary in the LCP process. Of particular interest in this area is the Mugu Lagoon, one of the largest wetlands in the State.
- B. Developed Areas: Immediately north of the Ventura County/Los Angeles County line and along a narrow coastal terrace is the small community of Solromar. Development is largely clustered around Highway 1, which is a two lane corridor. Currently, there are 167 condominium units, 3 six unit apartment buildings, 8 duplexes, 30 single family units and four commercial structures. The area was recently designated "Community" on the Open Space Element which allows the area to build-out at the prevailing zoning. Zoning in the area includes:

<u>Zone</u>	<u>Density</u>
R-3	30 du/acre
R-E	1 du/10,000 sq. ft.
R-E-1Ac	1 du/acre
R-E-20	1 du/20,000 sq. ft.
R-E-20Ac	1 du/20 acres
R-P-D-3U, 10U and 15U	as specified/acre
C-P-D	Not applicable
R-2	2 du/7,000 sq. ft.

Currently, there are a number of vacant lots which could build-out in the R-E (8 lots), R-E-1Ac (9 lots), R-2 (2 lots) and C-P-D (1 lot) zones. Conversion to higher density uses, such as duplex conversions have been reported. There are also two pending condominium conversions.

Constraints to new development in this area include: lack of water and sewers and beach erosion. Water is provided by a private company which utilizes limited well water supplies. There are no sewers in the area, and the soils are generally considered poor for septic systems. Beach erosion is severe along most stretches. State acquisition of the larger shoreline parcels in this area will, however, reduce the potential number of new units which could be developed in severe erosion areas.

Visual/scenic quality is also an issue in this area due to height and density of development. Beach access is informally provided. Extensive public access will, however, be realized once the State Department of Parks and Recreation completes acquisitions in this area (see Policy Group B).

- C. Undeveloped Areas: As noted, the Coastal Zone boundary extends far inland - over 5 miles - in the South Coast unit, encompassing much of the Santa Monica Mountain range that lies within Ventura County. There are two major areas of existing development on the mountains - at Deals Flat and along its branches from the same access road. The latter development is in one to five acre ranchettes. However, a measure of control over development of excessive density is afforded by the Open Space Plan, which permits a dwelling unit on a minimum of ten acres. All development in the South Coast area faces water supply and sewage disposal problems. In addition, development in the mountain area faces access and extreme fire hazard problems. Deer Creek and Yerba Buena Roads, which traverse the mountain area, are very narrow corridors which experience slope and shoulder problems. These road conditions also limit efficient emergency access.

The mountain area in the Coastal Zone is primarily in the R-E-1 acre zone near shore and R-A-5 acre zone back shore. A variety of other classifications are present, including:

<u>Zone</u>		<u>Density</u>
A-E	Agriculture Exclusive	1 du/40 acres
O-S-20	Open Space	1 du/20 acres
O-S-10	Open Space	1 du/10 acres
R-A-5	Rural Agricultural	1 du/5 acres
R-E-1	Rural Exclusive	1 du/1 acre
R-E	Rural Exclusive	4.3 du's/1 acre
R-1	One Family Residential	5 du's/1 acre
R-2	Two Family Residential	12 du's/1 acre
R-B	Residential Planned Development	15 du's/1 acre
R-P-D-12	Residential Planned Development	12 du's/1 acre
R-P-D-30	Residential Planned Development	30 du's/1 acre
R-3	Multi-Family Residential	30 du's/1 acre
C-P-D	Commercial Planned Development	Not applicable

Lot splits (one to forty acre parcels) have been approved in this area and may, if these lots build-out, impact access and service provisions. Additionally, the scenic/recreational potential of the Santa Monica Mountains may be threatened by continuation of these trends.

- D. Recreational Areas: The major public recreation site along the South Coast is Point Mugu State Park (1,400 acres) located south of the aforementioned Navy lands and north of Deer Creek Canyon. This area provides both shoreline recreational opportunities as well as extensive public ownership of the inland mountain areas. Currently, the State Department of Parks and Recreation is negotiating acquisition of an extension of Leo Carrillo State Beach into Ventura County to add to the recreational opportunities along the South Coast.

Recreational opportunities in this area are heavily utilized due to the area's proximity to the Los Angeles urban area. Expansion of facilities, especially parking, has been proposed (see Policy Group B discussion).

4. **CHANNEL ISLANDS:** Anacapa Island and San Nicolas Island in the Santa Barbara Channel are part of Ventura County. Anacapa Island (700 acres) is a chain of three islets located 11 miles south of Oxnard. Anacapa is part of Channel Islands National Monument administered by the National Park Service for the preservation of natural areas for their scenic and scientific values. East, and portions of West Anacapa Island are owned by the U.S. Coast Guard. The islets, like the island, are accessible only by boat.

San Nicolas Island (20 square miles), located approximately 60 miles off the Ventura coast, became part of the Naval Air Missile Test Center, Point Mugu in 1947. Previously, the Navy had established a weather station on the island which was abandoned in 1944 during WW II. The closest land is Santa Barbara Island, 25 miles to the northeast. The island is not open for public use.

NOTE

The three Ventura County LCP coastal divisions just described are logical with some qualification. Existing County boundaries are often arbitrary with respect to environmental resources. Such is the case at either end of the County's coastline. For purposes of analysis in preparing the LCP, the North Coast unit should extend a short distance into Santa Barbara County to complete the physiographic unit. Similarly, the South Coast segment should recognize the Leo Cabrillo State Beach in Los Angeles County.

SUMMARY OF KEY ISSUES

SUMMARY OF KEY ISSUES

INTRODUCTION

This section includes two issue summaries: (1) general countywide issues by policy group, and (2) more specific issue identification by sub-areas. Each of the following issues identifies a conflict with Coastal Act policies that needs to be reviewed and resolved by the LCP. Background information on these issues is included in the more extensively developed Policy Group Evaluation Section. Issue summaries and background information regarding Coastal Zone lands within the Central Coast Cities jurisdiction is included in respective Central Coast Cities LCP Work Programs.

Issues which are asterisked (*) concern matters of greater than local importance or matters which the County of Ventura, in and of itself, does not have the authority to fully resolve. These issues are identified however, pursuant to Section 30501(c) of the Coastal Act, which requires local governments to coordinate with, and make recommendations to other responsible agencies regarding, uses of greater than local importance.

COUNTYWIDE COASTAL ISSUES

A. SHORELINE ACCESS

- * Lack of adequate support facilities especially parking at public recreation sites limits access opportunities. Data is inadequate to assess the need for additional access points based on recreation demand.

Information regarding historical use and legal standing of private access points in the County is inadequate.

Bicycle and transit access to beach areas should be upgraded on a countywide basis.

The County has no specific local policies governing dedication of access, or standards for maintaining existing access.

B. RECREATION AND VISITOR SERVING FACILITIES

Information regarding coastal recreation demand and holding capacity is inadequate. Recreation data should be upgraded in order to determine: (1) recreation carrying capacity based on natural/environmental constraints, (2) availability of public services and (3) the overall suitability of an area to provide coastal recreation needs.

- * Most existing recreation sites have inadequate support facilities (parking, overnight camping) to accommodate existing and future demand. This situation is evidenced by the high incidence of illegal parking along U.S. 101 and Highway 1.

Limited visitor serving facilities are provided in the County LCP planning areas, particularly on the North and South Coasts. Current plans and zoning limit future development of such facilities.

- * State Park and Recreation acquisition activities require increased County coordination to ensure consistency with the LCP planning effort.

C. HOUSING

Low and moderate income opportunities along the County coast are severely limited by land costs.

Illegal duplex conversions have been reported along the coastline resulting in health, sanitation and parking problems.

Condominium conversions are not currently addressed by local ordinances or policies. As vacancy rates decrease and rental units decline, the need to address this issue and preserve rental housing balance becomes critical.

Mobile homes are restricted by County policy and should be reviewed as a source of low and moderate housing demands. However, they should also be reviewed in light of other Coastal Act policies.

New housing opportunities are limited along the North and South Coasts by service constraints (water, sanitation, and access).

D. WATER AND MARINE RESOURCES

Septic systems along the North and South Coasts degrade ground and ocean water quality.

- * Overdraft of ground water supplies in the Oxnard Plain and South Coast poses significant seawater intrusion hazards. In addition, overdraft of groundwater and surface flow diversions throughout the County's Coastal Zone have adverse impacts on riparian and freshwater habitats.

E. DIKING, DREDGING AND FILLING/ShORELINE STRUCTURES

- * Increased on-shore oil processing (resulting from OCS lease sales) may require on-shore or near shore land modification activities.

Setback requirements for development immediately adjacent to the coast should be reviewed to reduce shoreline erosion and the concomitant need for protective revetments.

F. ENVIRONMENTALLY SENSITIVE HABITATS

- * Environmentally sensitive areas requiring policies to ensure their protection and enhancement include: North Coast intertidal zone including tidepools, the riparian habitats of Rincon Creek, Santa Clara River, Deer Creek and Little Sycamore Creeks, the Point Mugu Lagoon, the Santa Monica Mountains, and Anacapa Island.

H. AGRICULTURE

Agricultural production areas along the North Coast coastal terraces and within the Oxnard Plain are experiencing development pressures which may affect the continued feasibility of such uses. The LCP will review appropriate measures to preserve coastal agriculture land in accordance with the Coastal Act.

I. HAZARDS

Significant hazards affect all areas of the Ventura coast. The shoreline areas experience shoreline erosion and tsunami hazards; mountain areas (Santa Ynez and Santa Monica Mountain areas) are subject to slope, flood, fire and seismic hazards. Existing Open Space Element and Seismic Safety Element policies and appropriate zoning need to be strengthened to limit and regulate future development in hazard areas.

K. LOCATING AND PLANNING NEW DEVELOPMENT

Existing plans and policies need to be reviewed and possibly amended to deal with development pressures which are evident in the relatively undeveloped areas along the North Coast (coastal terrace agriculture, Ocean View Drive area and Taylor Ranch) and South Coast (Santa Monica Mountains).

Development potential suitability in the coastal portion of the Oxnard Plain needs to be critically reviewed in light of conflicts between urbanization pressures and the need to preserve agriculture.

The LCP will establish appropriate locations and intensities of development in these areas in accordance with Coastal Act policies regarding new development.

L. VISUAL RESOURCES

Height and bulk requirements for shoreline development need to be reviewed to preserve identified scenic view sheds.

* In light of increasing oil development activity (OCS) new standards for landscaping oil facilities may be needed.

M. PUBLIC WORKS

* Service district proposals have been initiated along the North and South Coasts which may open these areas to development and should be reviewed for conformity with Coastal Act policies.

With the exception of the annual Capital Improvement Projects report, there is no comprehensive local mechanism for insuring conformity of public works projects with local plans or Coastal Act policies.

N. ENERGY AND INDUSTRIAL

* North and Central Coast oil facilities are being considered as target areas for on-shore processing of OCS oil according to the most recent Office of Planning and Research Studies. These areas should be reviewed for conformity with Coastal Act policies regarding consolidation of energy facilities.

* Deer Creek Canyon (South Coast) is being considered as one of the five final LNG sites. Funding and planning for impact assessment, if this site is chosen, should be provided by special impact funds independent of the LCP funding.

SUB-AREA ISSUES

A. NORTH COAST

1. Rincon Point

Rincon Point is an exclusive (controlled access) community. The nearest beach access in this area is Rincon State Surfer Park. (Policy Group A).

* The Rincon State Surfer Park is heavily utilized resulting in illegal parking along road shoulders (Policy Groups A and B).

Septic tank limitations are severe in this area resulting in failures and flooding (Policy Group M).

Rincon Creek provides a riparian habitat and wetland area which may be impacted by further development or flood control measures. (Policy Groups D, G and L).

2. Terraces

Agricultural areas exist at intervals along Highway 101 which, as demand for coastal area housing increases, may be subject to development pressures. Currently, the Open Space Element allows one acre land divisions. A 45 acre subdivision (one acre lots) is currently pending in the area. (Policy Groups H and K).

3. Ocean View Road Area

This area has land divisions down to one acre allowed by the "Rural" Open Space designation. This designation may not be consistent with Coastal Act policies given the following considerations:

Part of the area may be within a Special Study Zone (identified active fault). (Policy I)

Bluff problems may be occurring. (Policy I)

Development would displace agricultural production. (Policy H)

There would be legal access problems into this area. (Policy K)

The area has minimal services in an isolated area. (Policy K)

4. La Conchita

- * Access is restricted and hazardous in this area as it requires crossing U.S. 101. No stop lights, underpasses or overpasses are provided. (Policy Groups A and B)

Illegal duplex conversions and mobile homes (restricted under County policy) are located in this area. While duplex conversions and mobile homes may provide low and moderate income housing, current policies and enforcement procedures need to be reviewed to prevent secondary issues such as sanitation, parking and scenic quality. (Policy Group C, K, L and P).

Septic tank problems already exist in this area (Policy Group M).

5. Agricultural Land

An agricultural area exists 500-700 feet above the coast is planted in avocados, on drip irrigation. All the area is within LCA's (agricultural preserve) at this time. Additional methods of agricultural preservation will be addressed by the LCP. (Policy H) Lot split potential should be reviewed to prevent premature breach of LCA contracts (Policy K).

6. Mussel Shoals/Punta Gorda

No public facilities for access (informal access is provided however) or recreational uses is accommodated although demand for such facilities is evident. Parking congestion is severe (Policy Groups A and B).

Septic tank problems exist (Policy Group M and D).

The only commercially zoned land in this community is the Cliff House (multi-unit housing) which shows visitor serving potential as a hostel (Policy Group B).

7. Off-shore Island - Arco Petroleum

The island is presently used for oil production. After oil production it may be given to the Community College District for research studies or utilized as a public recreation site. The LCP should address appropriate future uses for the island (Policy Group B).

8. Oil Facilities

There are several major oil facilities along the North Coast, two of which, Mobil-Rincon and Phillips are being reviewed for

onshore processing of outer continental shelf oil from the eastern end of the Santa Barbara Channel. The LCP should monitor and review significant oil development proposals for conformity with Coastal Act policies regarding expansion of industrial facilities (Policy Group N).

- * Mobil-Rincon has the greatest industrial expansion potential (120 additional usable acres). Part of the site is located in a Special Study Zone (active fault area/Alquist-Priolo Act) and a high fire hazard area (Policy Group I). A major portion of the facilities are visible from U.S 101 and poorly landscaped (Policy Group L).

9. Sea Cliff Colony

No formal public access or parking is provided within this community (Policy Group A).

Beach erosion is severe and has resulted in sea wall construction (Policy Groups E and I).

Septic tank problems exist (Policy Group M and D).

A 2.8 acre vacant lot zoned "R-B" (Residential Beach, 3,000 square foot minimum) is located at the southern extreme of existing development and shows a maximum build-out potential of 10 new units under prevailing zoning. Wave splashing and beach erosion are severe in this area (Policy Groups I and K). Development of the site would require protective revetments which may conflict with Coastal Act policies (Policy Group E).

10. Sea Cliff Subdivision

A subdivision has been tentatively approved between Highway 101 and the Southern Pacific Railroad. It was approved with one acre lots with the requirement of a community sewer (Policy Groups C and K). The land is currently in agriculture and is underlain by a fault which results in conflicts with Policy Groups C, K and H.

11. Rincon Beach

- * Old Highway 101 from Sea Cliff to Emma Wood State Beach is heavily utilized for shoreline recreation resulting in illegal parking on the freeway shoulder and visitor/resident conflicts. The State Department of Parks and Recreation is negotiating the acquisition and development of the Rincon Parkway along this stretch to accommodate shoreline recreation uses (Policy Groups A and B).

12. Community of Faria/Pitas Point

- * Formal public beach access is provided at Hobson and Faria County Parks (currently being transferred to the State) which are heavily congested during peak time. Informal beach access points and view corridors will be lost if the scattered vacant lots in the privately owned developed areas build out. (Policy Groups A, B and L).

Septic tank problems exist (Policy Group D and M).

Beach erosion is severe (Policy Groups E and I).

13. Community of Solimar

Existing development is fenced and posted inhibiting public beach access (Policy Group A).

There are vacant residentially zoned parcels in this area, but the road within the community does not fit County standards (Policy Group K). The Solimar Beach Trust, which owns the vacant land indicates that they desire, over the long term, to

provide a maximum of 25 additional single family units. This development would be consistent with Policy Group K, but may conflict with Policy Group D and M due to septic tank problems.

14. Emma Wood State Beach

- * The area extends from the community of Solimar to the Ventura River with a total of 100.9 acres. Parking, picnic and campsite areas have been provided, however, up-coast parking is inadequate (Policy Groups A and B).

15. Sewer District Proposals

- * The Ventura Regional County Sanitation District in conjunction with LAFCO is reviewing district formation options to provide sewers along the North Coast. This is a positive situation given septic tank problems, however, sewer extension and service boundaries should be reviewed for growth inducement (Policy Groups K and M).

B. CENTRAL COAST

1. Santa Clara River

This area provides a riparian and tidal salt water wetland habitat. Proposals by the City of Oxnard to construct a levee may impact habitat areas (Policy Groups E, G and M).

2. Agricultural Lands/Olivas/Oxnard Plains Area

Prime agricultural lands are located within the Coastal Zone and subject to development pressure (adjacent to urbanizing areas) Policy Groups H and K.

Groundwater quality in portions of this area is being degraded by salt water intrusion and agricultural runoff (Policy Group D).

3. Silver Strand/Hollywood-by-the-Sea Community

Beach access in this area and to adjacent recreation sites is limited by inadequate circulation and parking (Policy Groups A and B).

Illegal duplex conversions have been reported resulting in parking congestion and potential health and sanitation hazards (Policy Group C).

Setback, bulk and height requirements should be reviewed to preserve beach access and scenic quality (Policy Group I).

C. SOUTH COAST

1. Mugu Lagoon

- * This is a sensitive habitat area under U.S. Navy jurisdiction which may be impacted by adjacent land uses or modification activities (ex. channelization of Calleguas Creek, clearing of Revolon Slough) (Policy Group G.)

2. Point Mugu

- * This area is a popular recreation site with parking turn-outs and beach areas. Since this area is not within the State park, there have been no restrictions on parking and camping. The beach areas have become heavily polluted, and degraded by heavy use (Policy Groups A, B, L and D).

3. Point Mugu State Park

- * This state beach provides for a day use and overnight facilities. It receives very heavy visitor use which may require additional parking and camp sites (Policy Groups A and B).
- * Inland park areas include Big Sycamore Canyon, which receives heavy recreational use and should be reviewed for habitat impacts (Policy Groups B and G).
- * La Jolla Valley Nature Preserve is also located in Point Mugu State Park which contains many native plant species including rare native bunch grass which require special preservation measures (Policy Group G).

4. Deer Canyon Shoreline

Immediately south of Point Mugu State Park is a 550 acre privately owned and undeveloped shoreline area utilized for informal beach use. Illegal parking and litter problems result from public use without adequate facilities. The shoreline is designated an Area of Special Biological Significance. Extensive, unsupervised beach use may significantly degrade shoreline resources (Policies A, B, G and K).

5. Privately Owned Areas in the Santa Monica Mountains

Low density parcelization and development has taken place along Pacific View Road, Yerba Buena Road and Deals Flat. There have also been development proposals in the Lower West Fork Sequit Creek area which were discouraged due to lack of services and possible inclusion of the area in the proposed National Park. These areas have water, sanitation and access problems as well as environmental constraints associated with fire and slope hazards. (Policy Groups G, K, M and I).

- * There is a proposal to develop an LNG facility at Deer Creek Canyon (Policy Groups I and N). If this site is selected, special impact studies funds should be made available independent of LCP funds to mitigate impacts.

6. Shoreline Developed Areas (Solromar)

High and medium density development and zoning are located along Highway 1 immediately north of the Ventura/Los Angeles Countyline.

There are severe septic tank problems in this area (Policy Group M).

Water is obtained from wells which may have insufficient capacity for future development. Overdraft may result in salt water intrusion (Policy Groups D and M).

- * The shoreline has been designated an Area of Special Biological Significance (Policy Group G).

Limited visitor serving facilities are provided although the demand exists (Policy Group B).

- * Although no shoreline recreation areas are publicly developed at this time, the State is currently negotiating acquisition of an extension of Leo Carrillo State Beach to provide beach access and recreation (Policy Groups A and B).

Illegal duplex conversions and two pending condominium conversions are housing issues in this area (Policy Group C).

POLICY GROUP EVALUATION

A. SHORELINE ACCESS

I. SUMMARY COASTAL POLICY

a. Summary Coastal Policies

Section 30500(a) requires every Local Coastal Program to have a public access component to assure the maximum provision of public access to the coast and public recreation areas. Sections 30210 through 30212 require that private development as well as public facilities, not interfere with the public's right of access to the ocean, and that new development provide access from the nearest public roadway to the shoreline.

II. POLICY APPLICATION/EXISTING CONDITIONS

Countywide Issue Discussion: Publicly owned recreational areas along the coast constitute the primary access corridors for the County. Approximately 40 percent (17 miles) of the County's coastline is publicly owned and committed to public recreational uses. An additional seven miles are also publically owned but committed to military uses. (Shoreline ownership patterns are delineated on Maps included in the rear).

A major County-wide access issue concerns the adequacy of support facilities (especially parking) at both public and privately owned access points.

A second major County-wide issue is the need to study existing and projected recreational demand figures so that the need to provide additional access points and maintain existing access in development areas can be assessed. The legal status of existing access points should also be determined.

A third countywide issue is the need to assess alternative transportation options in the Coastal Zone. Currently, there is no transit serving the North and South Coasts. The need for specialized bicycle access facilities should also be reviewed.

- b. North Coast: The entire North Coast shoreline is within 300 feet of a major freeway (U.S. 101) or highway (Old Highway 101). Formal beach access is provided at Rincon Point State Surfer Park, Hobson County Park, Faria County Park and Emma Wood State Beach. All public recreation sites along the North Coast, however, have access limitations related to inadequate facilities, most notably parking.

Rincon Point State Surfer Park is heavily utilized necessitating possible parking expansion (currently 67 spaces although illegal parking is frequent) and additional vertical access.

Immediately down coast from Rincon Point is a 2 mile coastal ledge (seawall) owned by CAL TRANS. This area is publicly owned and utilized; however, informal access is highly dangerous given the steep slope of the seawall and narrow beach width. Use of this narrow coastal ledge for access results in illegal parking along the freeway shoulder.

Beach access from the inland community of La Conchita involves crossing U.S. 101. There are no public parking facilities in this area (most visitors use the railroad right-of-way or freeway shoulder).

Similarly, Punta Gorda beach areas are extensively utilized but lack adequate support facilities for public use (e.g. signage and parking). State Department of Parks and Recreation Ventura Beaches Study proposes that State recreational facilities be provided in this area to accommodate the demand for beach use.

Between Punta Gorda and Seacliff, the shoreline is owned by CAL TRANS. This stretch is immediately adjacent to U.S. 101 and developed as a seawall which is fenced. No vertical access is, therefore, provided.

Access is provided at Faria and Hobson County Parks; however, inadequate parking and proximity to private residential areas often results in visitor/resident conflicts. These two park areas are separated by a .75 mile narrow seawall area which is privately owned. Access is available in this area although no public facilities (parking, sanitation) are provided.

Formal and informal beach access is provided at the privately owned residential communities of Sea Cliff, Faria and Solimar. Inadequate parking, possible legal issues and physical barriers such as fences serve as access constraints in these areas. Additionally, many access points are provided by vacant lots which will ultimately build-out. The stretch of coastline between Pitas Point and Emma Wood State Beach is also privately owned but publicly used. Again, parking is a problem.

Access at Emma Wood State Beach is generally adequate with the exception of parking on the upcoast segment (see Policy Group B regarding Rincon Parkway - provision of additional parking).

- c. Central Coast: Major access issues within the incorporated areas of the Central Coast are summarized in the respective Central Coast Cities LCP Work Programs. Access issues in the unincorporated areas of the Central Coast, are summarized below:

Public access at the mouth of the Santa Clara River should be explored along with provision of support facilities. Additionally, the County must coordinate with the City of Oxnard in reviewing the provision of safe bicycle access across the Santa Clara River bridge.

The McGrath county and city recreation area (80 acres recently acquired) will be jointly reviewed by the City of Oxnard and County in providing parking, access roads and recognizable beach access.

Access in the Hollywood-by-the-Sea area may be limited in the future if the shoreline area builds out. Access, however, is currently provided by stub-end streets. Parking and congestion are problems in this area. Because of the jurisdictional issues in this area City/County coordination in enhancing vehicular, bicycle and pedestrian access is critical.

Access to and around the Channel Islands Harbor is limited. For example, there is no safe and easily recognizable pedestrian/bicycle access from Hollywood Beach to Silver Strand Beach. Again, City-County coordination in assessing and addressing access issues in this area is critical.

Access to public beach areas in Silver Strand is limited due to narrow and congested streets and inadequate parking (70 spaces of public parking are currently available but this appears inadequate to meet the demand). Access points however, are numerous and provided by stub-end streets at approximately one block intervals. This area will require coordination among the County and Cities of Oxnard and Port Hueneme.

- d. South Coast: Beach areas along the South Coast are accessible via Highway 1 with the exception of a six and one-half mile stretch of Point Mugu Naval Base lands and the Mugu Lagoon.

Access is denied to the public at the U.S. Navy holdings. This is likely a positive situation under Policy Group E, Environmentally Sensitive Habitat Areas, but near-coast lateral access might be improved. The Navy has cooperative agreements with both the U.S. Fish and Wildlife Service and the California Department of Fish and Game to review the methodology and assess the scientific value of all proposed research projects that involve entry to Mugu Lagoon and surrounding wetlands. If an

investigation is approved by these agencies, the Base Commander may permit such study, subject to additional conditions he deems necessary.

According to the State Department of Parks and Recreation, access at Point Mugu State Park is adequate with the exception of the need for additional parking and overnight camping spaces.

Downcoast from Point Mugu State Park is a two and one-half mile stretch of privately owned undeveloped (and probably undevelopable) shoreline which has historically provided informal beach access. The legal status of access in this area, along with the feasibility and desirability of public acquisition will be explored. Currently, beach use in this area results in illegal parking along Highway 1.

The remaining shoreline stretch which extends to the County line provides a number of formal and informal access points, many of which involve traversing private property. In particular, a 2.54 acre privately owned parcel known as "Pete's Reef" is utilized as access to "County-line" beach. Currently, the State Department of Parks and Recreation is considering acquisition of the site along with the extension of Leo Carrillo State Beach (currently under acquisition).

III. Policy Application/Local Plans and Policies

County policies regarding beach access are included in Ventura County General Plan for Regional Parks, Shoreline Development, Riding and Hiking Trails (1968), the Oxnard Beach Development Plan (1969), and the Ventura County Open Space and Conservation Element (1973). Applicable local policies included within the above referenced documents are consistent with Shoreline Access Coastal Act policies. Deficiencies exist, however, in the following areas:

- (1) A recent and complete inventory of recreational demand in coastal areas and the need for additional access points
- (2) An identification of existing access points and their legal standing
- (3) A coordinated study of proposed City, County, State and Federal Coastal acquisition proposals
- (4) Standards for maintaining and providing safe and easily recognizable beach access areas and support facilities
- (5) Methods of implementing access dedication requirements permitted under the Subdivision Map Act and the Coastal Act.
- (6) A comprehensive implementation plan for beach access acquisition and maintenance.

B. RECREATION/VISITOR SERVING FACILITIES

I. SUMMARY COASTAL POLICY

Sections 30212.5, 30213, 30220 through 30223, and 30250 require:

1. the distribution of visitor serving and recreational facilities throughout the Coastal Zone to minimize physical and social impacts
2. the provision of lower cost visitor and recreation facilities
3. the protection of coastal areas suited for water-related recreation
4. the reservation of ocean front lands for public recreation use
5. priority to be given to private lands for commercial or recreation use over private residential or other intensive development
6. the reservation of upland areas to support coastal recreation
7. the location of visitor serving facilities in existing developed areas, if possible.

II. POLICY APPLICATION/EXISTING CONDITIONS

- a. Countywide Issue Discussion: Coastal recreation areas are relatively well distributed at various locations within the Coastal Zone. Visitor-serving industries, however, are primarily concentrated in the Central Coast area.

Increasing urbanization within the County and the County's proximity to the metropolitan Los Angeles area results in significant issues of coastal recreational demand. Coastal recreational demand figures for the county are currently inadequate and should be updated. A countywide assessment of coastal recreational space and facility requirements should be included in the LCP and coordinated with the Coastal Cities, State Department of Parks and Recreation and Santa Monica Mountains Comprehensive Planning Commission.

- b. North Coast: Two State parks (Rincon State Surfer Park and Emma Wood State Beach) and two County parks (Hobson County Park and Faria County Park) are located along the North Coast.

At Rincon Point, there is the State Surfer Parking area for 67 cars. No attendance figures are available but the lot is often filled - with the consequence of parking on the freeway shoulder. Expansion of facilities should be considered and coordinated with the LCP.

Hobson and Faria County Parks are heavily utilized (85,000 visitors recorded at Hobson in 1974; 107,000 at Faria in 1974). As a result, significant problems of illegal parking and resident/visitor conflicts result. Reservation of open space areas in the vicinity of these areas to provide a buffer zone between private and public uses will be addressed by the LCP.

Overnight camping and sanitation problems associated with such use have been a continuing issue along the North Coast. Again methods of providing overnight camping in the Coastal Zone which does not conflict with existing private uses must be addressed by the County's LCP.

There are limited visitor serving facilities along the North Coast. Support commercial development is limited to a gas station and general store located at La Conchita. These facilities constitute the only commercially zoned areas along the North Coast with the

exception of the Cliff House at Mussel Shoals. Currently, the Cliff House is utilized as a multi-unit housing facility, however, the State Department of Parks and Recreation proposes use of the site as a hostel. The LCP will address the need for additional visitor serving facilities along this stretch and possible amendments to the General Plan and zoning to provide for such uses.

No inland recreational areas are currently provided along the North Coast. Inland areas have limited access, and are committed to agriculture or other open space uses. An investigation of the need for inland recreational sites along the North Coast (based on suitability and demand) should be conducted. Consideration should be given however, to agricultural preservation (Policy Group H) and hazards (Policy Group I).

- c. Central Coast: Recreation and visitor serving issues in the unincorporated Central Coast areas are discussed below (See also respective Central Coast Cities LCP Work Programs):

In the McGrath area, the City of Oxnard and County should coordinate in the development of the recently acquired McGrath recreation area in accordance with the provisions of the Coastal Act.

Hollywood-by-the-Sea provides 50 acres of beach park, however, parking and circulation are inadequate. No visitor serving facilities are provided in this area.

The Channel Islands Harbor is a major focal point for marine-oriented recreation. Currently, there are 1,660 boat slips proposed, parking and launching facilities are adequate to meet current needs. Visitor serving facilities are provided inland within the City of Oxnard lands. The Harbor Master Plan should be reviewed for conformity with the Coastal Act and in light of future recreation demand.

Silver Strand, located immediately down-coast from the Harbor has recreation facilities at Silver Strand County Beach (70 parking spaces) and La Juenelle Fishing Pier. Visitor serving facilities include neighborhood commercial development. With the exception of parking and circulation problems addressed in Policy Group A, there are no outstanding recreation issues in this area.

- d. South Coast: Existing South Coast public recreational opportunities include Point Mugu State Park, Leo Carrillo State Beach (within Los Angeles County, however, the State is currently acquiring an extension into this County) and various private youth camps.

Point Mugu State Park is a 14,000 acre recreational area which provides developed shoreline recreational facilities (100 overnight camp sites, day use picnic sites, off-street parking) as well as substantial inland recreational land in the Santa Monica Mountains. This year a 460 acre extension of the inland area of Point Mugu State Park was accomplished.

The California Department of Parks and Recreation is in the process of acquiring several areas in the vicinity of the proposed community for recreational use. The areas proposed for immediate acquisition for which funding is currently available are:

- a. Area lying seaward of Highway 1 and upcoast of the Ventura County/Los Angeles County line to extend Leo Carrillo State Beach.

- b. Beach area lying seaward of Highway 1, east of Yerba Buena Road. In addition, the Department of Parks and Recreation is also negotiating for possible acquisition of Pete's Reef (a 2.5 acre parcel with an existing drive-in restaurant and beach access) because of its location and ability to accommodate offstreet parking.

A significant issue regarding recreational resources in the South Coast area is the increasing demand for recreational space in close proximity to the Los Angeles Metropolitan area. In 1975 for example, 6,303 persons were turned away from Point Mugu State Park. Further study of beach and recreational use in this area and on a countywide basis should be conducted to provide a basis for assessing demand for and the location and type of coastal recreation areas which may be needed.

There are no visitor serving facilities along the South Coast with the exception of a seafood restaurant and hamburger stand. The nearest gas station and market are located at Trancas Canyon in Los Angeles County. The LCP should address the need for and appropriate locations of additional visitor serving facilities in this area.

III. LOCAL PLANS AND RELATED PLANNING PROCESSES/ISSUES AND CONFLICTS:

The County of Ventura is currently in the process of adopting a Recreation Element which will address the issues related to the provision of regional recreational sites. In addition, the County is currently pursuing funds to prepare a Local Parks Plan. Specific recommendations concerning Coastal Act policies may need to be incorporated into the final versions of these documents.

The Ventura County Open Space Element serves as the primary land use guide for the North and South Coast areas. These areas are currently designated "Rural" and "Open Space" by the element which restricts new development to very low density residential uses and does not allow for additional commercial uses. As a result, the LCP should assess the need to designate commercial/visitor serving areas and develop appropriate zoning along the North and South Coasts to allow for such uses.

A number of related recreational planning programs are currently proposed by the State Department of Parks and Recreation. This will necessitate increased city, County and State cooperation to ensure consistent and compatible coastal recreation planning. Of particular interest to the County LCP, are the recent acquisition plans along the South Coast (Leo Carrillo extension, and possible expansion of Point Mugu State Park) and the Rincon Parkway on the North Coast. Again the need for support visitor serving establishments in these areas in light of increased recreational opportunities must be addressed by the County LCP.

Of critical importance for the North and South Coast is the issue of recreational holding capacity. These two coastal areas are relatively undeveloped, highly scenic areas, of an open space character. Recreational and visitor serving plans and proposal should be reviewed for compatibility with the scenic and biological resources and service capacity.

C.' HOUSING

I. SUMMARY COASTAL POLICY

Section 30213 requires that low and moderate income housing be protected, encouraged and where feasible, provided.

II. POLICY APPLICATION/EXISTING CONDITIONS

- a. County-wide Issue Discussion: This policy primarily affects the Central Coast area wherein urban development and housing opportunities are concentrated. In addition, this policy group applies to small "islands" of beach oriented residential development located along the North and South Coasts.

In general, low and moderate housing along the entire County coastal planning area is difficult to provide due to inflated land costs and land competition in the coastal areas.

Illegal duplex conversions are frequent along many areas of the coast (North Coast, South Coast, Silver Strand, Hollywood-by-the-Sea) posing health and safety, and parking and circulation problems.

As condominium conversions increase in the Coastal Zone along with demand for coastal housing, condominium conversion issues may become more widespread necessitating new policies and review procedures to preserve rental opportunities.

- b. North Coast Area: Coastal housing opportunities along the North Coast area are concentrated in six small residential communities: Rincon Point, La Conchita, Mussel Shoals, Sea Cliff, Faria and Solimar. The communities of Rincon Point, Sea Cliff and Solimar are comprised of expensive single family beach front homes. Lower cost housing opportunities are provided at the older residential areas of La Conchita, Mussel Shoals and to some extent, Faria.

In La Conchita there are 37 mobile homes which provide temporary low cost housing. County policy regarding mobile homes, however, restricts placement of new mobile home units in the unincorporated areas and prohibits the transfer of ownership of existing mobile homes. Existing County policies regarding mobile homes must be reviewed in light of both the demand for low and moderate cost housing, and the need to preserve scenic quality in coastal areas (Policy Group L).

Illegal duplex conversions have been reported in both the La Conchita and Mussel Shoals area. Existing zoning (Residential Beach "R-B") in those areas, allows for duplexes and therefore methods of code enforcement to ensure that duplex units are legal and conforming should be reviewed and upgraded.

Rental (Mussel Shoals and La Conchita) and leased units (Faria and Sea Cliff) are adequately provided along the North Coast, however, methods of preserving rental/lease housing opportunities must be determined.

New housing opportunities within developed areas along the North Coast are severely limited by inadequate sanitation. (See Policy Groups D and M).

- c. Central Coast Area: With the exception of Silver Strand Beach and Hollywood-by-the-Sea, coastal housing issues are addressed by the Central Coast Cities respective LCP Work Programs.

The Silver Strand Beach and portions of Hollywood-by-the-Sea area are older residential areas which provide lower cost housing relative to the surrounding housing opportunities in the Oxnard Sphere.

Illegal duplex conversions have been reported in these areas and should be address by the County's LCP.

Low and moderate income housing in these areas consists of units built prior to 1950. The County's LCP should address methods of upgrading existing units without displacing lower income coastal residents.

There are a number of rental apartment units within the Silver Strand area which will necessitate an analysis of the impact of potential condominium conversions on the rental housing balance. Possible County ordinance revisions and policies will be coordinated with similar policies undertaken by the Central Coast cities to encourage consistency.

- d. South Coast Area: Coastal housing in the South Coast area is concentrated in a 1 mile stretch immediately north of the Ventura/Los Angeles Countyline. Housing type breakdown for this area is summarized as follows: 167 condominium units, 3 six unit apartment buildings, 8 duplexes and 30 single family units.

Moderate income housing opportunities along this stretch are primarily provided by apartment rentals. Two of the three above referenced apartment units have recently applied for condominium conversion which will significantly reduce rental housing balance in the South Coast area. The issue of condominium conversions and support ordinances and policies must be addressed by the LCP.

Although no precise figures are available, illegal duplex conversions may be occurring in this area necessitating LCP study and possible code enforcement to upgrade the units.

New housing opportunities along the South Coast are limited by water and sanitation service constraints.

III. POLICY APPLICATION/LOCAL PLANS AND POLICIES

County plans related to housing include Ventura County Housing Element (1971), the Oxnard Beach Development Plan (1969) and the Community Development Plan (HCDA Project List). Pursuant to the recently revised State Housing Element requirements, the County will be preparing a new element. The significant coastal housing issues identified in the LCP planning process will be coordinated with the countywide Housing Element process.

Currently, data on housing supply and demand in the County's LCP planning area is deficient and will be considered an early LCP work task.

Additionally, methods of obtaining federal funds to assist in the provision of low and moderate income coastal housing (such as amendments to the County's HCDA Community Development Plan project list) should be determined.

Finally, housing policy implementation in the County is inadequate. Enforcement procedures should be upgraded; new ordinances (especially regarding condominium conversion, senior housing/low income housing zones/mobile homes) will be determined and use of percent requirements in new development approval should be reviewed.

D. WATER AND MARINE RESOURCES

I. SUMMARY COASTAL POLICY

Sections 30230, 30231, and 30236 require (1) the maintenance and restoration of marine habitats, (2) minimization of the adverse effects of wastewater discharge, (3) the control of runoff, (4) the prevention of groundwater depletion, (5) the encouragement of water reclamation, (6) the maintenance of natural vegetation buffers to protect riparian habitats, and (7) the mitigation of dams, channelization, and other stream alterations.

II. POLICY APPLICATION/EXISTING CONDITIONS

a. Countywide Issue Discussion: This Policy Group directly or indirectly affects all areas and activities within the County's Coastal Zone. Critical coastal water resources planning issues include: (1) degradation of ground and ocean waters by septic systems on the North and South Coasts, (2) overdrafting of groundwater in the Oxnard Plain and South Coast area, (3) protection of wetland areas (Alessandro Lagoon within the City of Ventura Planning Sphere and Mugu Lagoon within the County Planning Sphere) and, (4) protection of riparian habitats at major river outfalls in the Coastal Zone.

b. North Coast: Two significant water resources issues along the North Coast include: use of private septic systems, and the Rincon Creek riparian area.

A significant water resource issue along the North Coast concerns the use of private septic systems (No community sewers are available along the coast). Due to a number of septic tank limitations, relatively high failure rates and health problems associated with sewage seepage have been recorded. Because of the high groundwater table along the North Coast, and, the proximity of development to the shoreline, ocean water quality is also affected. Additionally, increased concentrations of leached effluents may impact marine organisms (tidepool areas) in the North Coast intertidal zone. Currently, the Regional Sanitation District, in conjunction with the County is studying alternative sanitation proposals for this area. The formation of a sanitation district and provision of appropriate sanitation service to this area should be carefully reviewed for growth inducing impacts which may conflict with Policy Groups K and M. In addition, the feasibility of wastewater reclamation in the event sewers are provided, should be investigated.

The Rincon Creek area provides riparian habitat and wetland which may be degraded by septic and surface runoff, and by, land modification activities such as flood control measures (see Policy Group E).

c. Central Coast: There are a number of major issues related to water resources within the County LCP planning areas along the Central Coast: the mouth of the Santa Clara, McGrath Lake, Edison Canal, the Channel Islands Harbor area, the Ormond Beach area and groundwater quality within the Coastal Zone agricultural areas of the Oxnard Plain. Although these areas are within the Oxnard Sphere of Interest, the County has been designated lead agency for these areas because the issues concerning water resources which are of greater than local importance.

The mouth of the Santa Clara River is comprised of estuarine and riparian habitat. Upstream along the Santa Clara River the City of Oxnard proposes construction of a levee which may significantly affect the riparian habitat in this area. In addition, construction of a levee on the south side may necessitate construction of a levee on the north side to protect property in the City of Ventura. The County LCP, in coordination with the Cities of Oxnard and Ventura, should conduct a critical assessment of the impact of these projects on water resources and habitat areas.

McGrath Lake, within McGrath State Park, provides an estuarine environment of concern to both the City of Oxnard and the County. Both entities should coordinate with the State Department of Parks and Recreation in reviewing and preserving the ecology of this area.

The Edison Canal, which provides cooling water for the Mandalay Generating Plant, maintains water quality in the Channel Islands Harbor. The County will coordinate with Oxnard in reviewing development proposals along the Canal which would affect the water resources of both the Canal and the Harbor, (e.g. proposed marina expansion north to Wooley Avenue).

Located in the Ormond Beach area is a marshland habitat (Salicornia Marsh) which is utilized by a number of endangered bird species. This area is divided between City and County jurisdiction and will require close coordination in assessing water resources impacts of pending developments such as expansion of the Ormond Beach Edison facility.

Significant water quality problems related to overdraft and subsequent salt water intrusion as well as agricultural runoff have been identified in the Oxnard Plain. While the scope of these problems exceeds the LCP boundary, the LCP should coordinate with the County's 208 Wastewater Planning process in addressing Coastal Zone groundwater issues.

- d. South Coast: Major water resource issues along the South Coast include: (1) Mugu Lagoon wetland area, (2) use of private septic systems and possible ground and ocean water degradation, and (3) limited groundwater resources for domestic use.

Mugu Lagoon, owned by the U.S. Navy, contains approximately 95 percent of the County's 2,290 acres of wetlands. It is estimated that over 200 species use the marsh and mudflats as breeding and nesting areas (see Policy Group G) Sensitive Habitats). The LCP should coordinate with the Navy and City of Oxnard with regard to uses which may impact on the lagoon. Current uses and projects affecting the lagoon which should be reviewed in light of Coastal Act policies include, channelization of the Revolon Slough (outside Coastal Zone) which flows into the Lagoon, and, coordination with the State Department of Parks and Recreation in initiating proposals to designate the lagoon a Wildlife Refuge.

Private development along the South Coast utilizes septic systems, which depending on soils and geology, results in varying degrees of ground and possibly ocean water degradation.

Domestic water resources along the South Coast are obtained by pumping limited local groundwater supplies within the Coastal Zone. Current information indicates that groundwater extraction is in excess of yearly recharge potential; eventual depletion of groundwater reserves is foreseen. The bottom of Well No. 5 (Yerba Buena Mutual Water Co.) is below sea level and excessive groundwater withdrawal could possibly result in seawater intrusion. Development suitability with respect to service constraints and related water resources issues should be addressed by the LCP.

III. POLICY APPLICATION/LOCAL PLANS AND POLICIES

Local plans related to water and marine resources include the Ventura County Open Space and Conservation Element and the Ventura County 208 Plan (currently in process). These planning efforts address the aforementioned issues on a regional scale. Both plans, however, should be reviewed and possibly amended to provide more specific direction with respect to the application and implementation of specific Coastal Act policies for the coastal area sub-regions. Additionally, the County's Open Space Zone ("O-S" Zone) requirements should be reviewed for use as a protective water resource management tool.

E. DIKING, DREDGING, FILLING AND SHORELINE STRUCTURES

I. SUMMARY COASTAL POLICY

Section 30233 only permits the diking, filling and dredging of coastal waters and wetlands under very special circumstances. These actions would be allowed only where there is no feasible, less environmentally damaging, alteration and where environmental impacts have been minimized through mitigation measures. Section 30235 regulates shoreline protective structures.

II. POLICY APPLICATION/EXISTING CONDITIONS

a. Countywide Issue Discussion: Countywide issues related to this policy group include : (1) dredging activities in Central Coast harbor and river areas, (2) seawall construction along the North and South Coasts to protect existing residential developments and (3) pending coastal dependent energy developments (LNG and OCS) which may involve shoreline and near-shore land modification activities.

b. North Coast: Along the North Coast this policy group is applicable to Rincon Creek and the four major coastal drainage canyons: Madriano, Javon, Padre Juan and Line Canyons. This policy group also applies to the seawall construction currently in existence along the North Coast. Additionally, the North Coast area, particularly the existing oil processing facilities at Mobil-Rincon, is being considered a target site for on-shore processing of OCS off-shore oil which may require alteration of shoreline and near-shore lands.

Flooding and sedimentation problems are frequent at the mouth of Rincon Creek and the four major North Coast drainage canyons. Rincon Creek, in particular, provides a wetland, riparian habitat. Flood control activities and proposals to protect public safety in these areas should be addressed in the LCP in accordance with the provisions of this Policy Group and the provisions of Policy Groups M, I and G (Public Works/Hazards Environmentally Sensitive Habitats).

Sea walls and protective revetments are in existence along the developed areas along the North Coast and along a 4 mile stretch immediately adjacent to the freeway. Current General Plan policies significantly restrict further development in undeveloped shoreline areas along the North Coast so that extensive new seawalls and revetments are not anticipated. Standards for modification of existing seawalls and revetments should be reviewed by the LCP in accordance with this Policy Group.

Increased on-shore processing of offshore oil may result in shoreline land modification activities which must be addressed by the LCP.

c. Central Coast: The County will coordinate with the Central Coast cities in assessing any proposed modifications to the Harbor areas, the Edison Canal and mouth of the Santa Clara River (see discussion on levee proposals, Policy Group D).

Currently a development proposal for extension of the Mandalay Bay development along the Edison Canal is being discussed by the City of Oxnard which will require dredging activities. The County will coordinate closely with the City in applying Coastal Act policies in this area.

Dredging activities in the Channel Islands Harbor are currently carried out in conformance with this Policy Group, however, the County should review the Harbor Master Plan to ensure future activities conform.

d. South Coast: Issues related to this Policy Group along the South Coast include creek clearance activities which may affect Mugu Lagoon and shoreline revetments along the developed portions of the coast.

Although funding is not currently available, the Flood Control District has indicated that Revolon Slough and Calleguas Creek which flow into Mugu Lagoon should be cleared. The LCP will evaluate these proposals with regard to their effect on the riparian habitat within the Coastal Zone and the Mugu Lagoon and make recommendations. Additionally, the LCP should coordinate with the U.S. Navy to ensure that any dredging activities do not interfere with the biological productivity of the Lagoon.

Installation and modification of shoreline revetments in the developed portions of the South Coast and along the mouth of Little Sycamore Creek will be reviewed by the LCP for accordance with this Policy Group.

III. POLICY APPLICATION/LOCAL PLANS AND POLICIES

There are no adopted County plans which specifically address this policy group, although numerous studies have been conducted. The LCP should review these studies, supplement existing information and provide guidelines pursuant to the Coastal Act governing diking, dredging, filling and shoreline structures.

F. COMMERCIAL FISHING AND RECREATIONAL BOATING

I. SUMMARY COASTAL ACT POLICIES

Sections 30224, 30234, and 30255 encourage increased recreational boating uses of coastal waters and their attendant facilities. These policies also call for the protection and upgrading of commercial fishing and related industries. Recreational boating must not interfere with commercial fishing activities.

II. POLICY APPLICATION

- a. Countywide Issue Discussion: Commercial fishing and recreational boating opportunities are provided at various locations (Port Hueneme Harbor, Channel Islands Harbor, Pierpont Keys area etc.) along the Central Coast and are primarily addressed in the respective Central Coast Cities' LCP Work Programs. There are no commercial fishing and recreational boating opportunities along the North and South coasts.

The County LCP should coordinate with the Central Coast LCP efforts in reviewing uses at fishing and boating facilities of regional interest. The Channel Islands Harbor (County LCP Planning Area) currently provides small scale commercial fishing activity (30-40 boats ranging from 25-40 feet in size). Expansion of commercial fishing in this area should be reviewed with respect to balancing commercial and recreational activities.

Existing plans and studies (Harbor Master Plan and the Edison Canal Study) will be reviewed for conformity with the Coastal Act.

G. ENVIRONMENTALLY SENSITIVE HABITAT AREAS

I. SUMMARY COASTAL POLICIES

Section 30240 requires the protection of sensitive habitat areas against significant disruption of habitat values and the development adjacent to such habitat areas. Parks must be properly sited to prevent significant degradation of the resource area.

II. POLICY APPLICATION/EXISTING CONDITIONS

- a. Countywide Discussion: Environmentally sensitive habitats in the County include: lagoons and wetlands (Mugu Lagoon -County LCP Planning area and Alessandro Lagoon - City of San Buenaventura LCP Planning area); riparian habitats at creek and river corridor outfalls; the intertidal habitats along the coast; off-shore kelp; fish and bird habitats including the Channel Islands; and inland nesting, breeding and foraging areas of the Santa Monica Mountains.
- b. North Coast: Environmentally sensitive habitats along the North Coast include tide pools at Solimar and Faria beaches, Mussel Shoals and Sea Cliff; the shorebird nesting and feeding areas the entire length of the North Coast; various fish and shell fish species which utilize off-shore areas, and the Rincon Creek riparian habitat.

The North Coast segment has an abundance of tide pools. While there is legislation prohibiting the casual collection of tidepool organisms, a number of areas are vulnerable because they are not supervised or otherwise protected. The LCP should investigate education and enforcement methods, in conjunction with proper recreational site location, which will serve to further protect tide pool habitats. Additionally, the impact of septic tank runoff on tide pools must be investigated.

Shorebird populations which utilize the North Coast include the California brown pelican, the California least tern and the Belding's savannah sparrow. An inventory of nesting and feeding areas of these birds and appropriate protective measures including land use regulations should be determined by the LCP.

Shellfish species found along the North Coast include Pismo and cockle clams, rock scallops, lobsters and rock crabs. Because of the sensitivity of shellfish species to water pollution, such as septic tank runoff and ocean water degradation from oil industrial uses, the habitat conditions of these species should be studied by the LCP as well as protective measures.

The Rincon Creek embayment provides a brackish water habitat which supports riparian and fresh water marsh vegetation. Development activity in this area, including flood control measures should be reviewed for consistency with this policy group (see Policy Group D; Water Resources).

- c. Central Coast: With the exception of the Santa Clara River, the McGrath Lake and portions of Ormond Beach, sensitive habitat areas along the Central Coast are addressed by the respective Central Coast cities LCP's.

The Santa Clara River estuarine area serves as a sensitive habitat area for the Belding's savannah sparrow and the California least tern. Development proposals in this area (see levee discussion Policy Group D; Water Resources) should be reviewed for conformity with this Policy Group and with the Department of Fish and Game regulations.

The McGrath Lake is of jurisdictional concern to both the City of Oxnard and County. The County should coordinate with the City in conducting a study of the Lake area.

The estuarine area of Ormond Beach is also of concern to both the City of Oxnard and County. Beldings savannah sparrow and the least tern utilize this area and may be impacted by additional development in this area (expansion of Ormond Power Plant).

- d. South Coast: Sensitive habitat areas along the South Coast include: the Mugu Lagoon, the South Coast Shoreline Area of Special Biological Significance, and, the inland Santa Monica Mountains habitats.

Mugu Lagoon (U.S. Navy Jurisdiction) is one of the largest and most pristine wetland habitats in Southern California. The County LCP should coordinate with the City of Oxnard, the U.S. Navy, the State Department of Parks and Recreation to ensure that adjacent coastal zone development activities do not impact this sensitive area, or that such impacts are minimized to the maximum extent feasible.

In April 1973, the Los Angeles Regional Water Quality Control Board recommended that the 27 mile stretch of coastline between Laguna Point (on the Northern arm of the lagoon) and Latigo Point (well into Los Angeles County) be designated as an Area of Special Biological Significance. Such areas are to be protected from any change in their environments as a result of human activities. The LCP should review the provisions of the Special Biological Significance designation and determine methods of coastal zone management (especially the issues of septic runoff and recreational uses) which support this designation.

The Coastal Zone extends up to five miles inland along the South Coast area and includes a variety of habitats within the Santa Monica Mountains. Of particular interest is the La Jolla Valley Nature Preserve where a native bunch grass can be found (protected by Point Mugu State Park). Other significant habitats in this area include riparian areas along Yerba Buena and Little Sycamore Creeks. Currently, privately owned areas have been subject to parcelization which may impact significant habitat areas. The LCP must address private development and recreational use potential in this area to minimize the impact on identified habitat areas. Further, an inventory of sensitive habitats in this area must also be conducted.

e. Channel Islands: The off-shore islands of Anacapa and San Nicolas provide unique and sensitive habitats for a variety of pelagic species. Of particular concern, are the nesting areas for the California brown pelican at Anacapa Island. This is considered one of the only West Coast nesting areas for this rare and endangered species. Anacapa Island is a National Monument and San Nicolas Island is part of Point Mugu Naval Base. Both are under federal jurisdiction. The LCP will however, coordinate with appropriate federal agencies in preserving the unique biological resources of these islands and their surrounding waters.

III. POLICY APPLICATION/LOCAL PLANS AND POLICIES

Adopted local policies related to this Policy Group are included in the Ventura County Open Space and Conservation Elements. The implementation plans of these documents however, need to be reviewed for greater consistency with Coastal Act Policies and for more specific application in the Coastal Zone. For example, the "Rural" designation which extends the entire length of the North Coast and along a major portion of the South Coast, allows land divisions to one acre which may be an inappropriate density given habitat sensitivity in those areas. Additionally, the Open Space Zone ("O-S" Zone) must be reviewed for applicability to sensitive habitat areas and possibly include special resource management sub-zones.

H. AGRICULTURE

I. SUMMARY COASTAL POLICY

Sections 30241 and 30242 require the maintenance of the maximum amount of prime agricultural land and the minimization of the conflict between the agricultural and urban land uses, through: (1) establishing stable urban/rural boundaries, (2) limiting conversion of all agricultural lands, including prime soil areas, (3) developing lands not suited for agriculture prior to converting agricultural lands, (4) assuring that expansion of public facilities do not diminish agricultural viability, (5) assuring that divisions of agricultural lands and adjacent lands do not diminish the productivity of prime lands, and (6) conversion of agricultural lands shall be to uses which are compatible with surrounding agricultural uses and which assist in preserving surrounding agricultural uses.

II. POLICY APPLICATION/EXISTING CONDITIONS

- a. Countywide Issue Discussion: Agriculture is a major industry, both countywide and within the Coastal Zone. The most significant coastal agricultural area in the County is the Oxnard Plain which accounts for over 65 percent of the County's total crop production. Located in the Central Coast area, the Oxnard Plain is also subject to increasing urbanization pressures due to the areas proximity to the Central Coast Cities. Agricultural lands are also located along the North Coast flat coastal terraces and, to some extent, within the inland Santa Ynez Mountains areas. The terrain of the South Coast area (Santa Monica Mountains) is not conducive to extensive agricultural crop or grove practices, however, grazing activities do occur.

The trend towards inflation of land costs and concomittant development pressures within the Coastal Zone presents significant issues with respect to agricultural preservation. The LCP must review methods of agricultural preservation in accordance with Coastal Act policies, particularly with regard to delineating stable urban boundaries.

- b. North Coast: Over one-half of the Coastal Zone land along the North Coast is under Land Conservation Act (LCA) and committed to agricultural preservation. There are four major preserve areas along the North Coast: Rincon Point, La Conchita Ranch, coastal terrace row and field crops, and the Taylor Ranch.

At Rincon Point, inland of the freeway, three LCA's totaling approximately 325 acres are located within the Coastal Zone. This area supports fruit and nut trees, cut flowers and livestock. Above La Conchita, 300 acres of Coastal Zone land, under LCA, supports livestock activities. Avocado groves, not under LCA, are also located in this area. The LCP will review agricultural preservation measures especially in light of the areas proximity to the Ocean View Road lot splits (see Policy Group K discussion).

Coastal terrace agriculture, primarily cut flowers, is located in two areas: a 200 acre LCA area inland of Highway 101 and above Pitas Point and a 45 acre area on the seaward side of Highway 101 near Sea Cliff. The latter area is not in an LCA and the owner has obtained approval of a tentative Tract Map for one acre housing units. This development and any similar coastal terrace development proposals are not in conformance with Coastal Act policies. Measures will be explored by the LCP to preserve these agricultural lands.

The largest preserve area (LCA) is the Taylor Ranch which extends along the inland area of Highway 101 from the Rancho San Miguelito line 5.5 miles south to the Ventura River Basin. The land is currently used for livestock grazing and operations. The southernmost portion of the Ranch (not under LCA) is within the City of Ventura Sphere of Interest. Joint City/County review of this area will be necessary to determine land use suitability that is in conformance with the Coastal Act.

All of the above areas are designated "Rural" by the Open Space Element which allows land divisions to a one acre minimum. The LCP will review lot split and development potential allowed under the current General Plan designations and propose methods of agricultural preservation to ensure the continued viability of these areas.

- c. Central Coast: Agricultural areas in the Central Coast include unincorporated land in the vicinity of Olivas Community (north of the Santa Clara River) and approximately 435 acres of unincorporated coastal agricultural land in the Oxnard Plain. Only small portions of the Central Coast agricultural area is under LCA (agriculture preserve).

The Olivas agricultural area is currently zoned "R-E-1Ac" (Residential Exclusive, One Acre Minimum) which is not in conformance with Coastal Act policies regarding agricultural preservation.

Coastal agricultural lands in the Oxnard Sphere of Influence are primarily zoned "A-E" (Agriculture Exclusive), "O-S" (Open Space) and "R-A" (Rural Agriculture). Development pressures, however, are evident in this area due to the rapid urbanization of adjacent coastal lands within the City of Oxnard. Because of the prime soils and advantageous climate of the Oxnard Plains area, it is especially critical that the LCP develop methods and strategies for the long-term preservation of these lands. Further, the LCP will coordinate with the City of Oxnard in ensuring the compatibility of adjacent development with agricultural uses.

- d. South Coast: Agricultural activities in the South Coast are minimal due to slope, soils and water constraints. To date, no significant coastal agriculture issues have been identified in this area.

III. POLICY APPLICATION/LOCAL PLANS AND POLICIES

Local plans and policies regarding agricultural preservation are included in the Open Space and Conservation Elements (1973) and the County's Agricultural Element (1971). The County also has an extensive Land Conservation Act (LCA) agricultural preserve program. These policies and programs however, are inadequate to deal with the development pressures along the coast, particularly the Oxnard Plain. The LCP will address measures necessary to preserve agricultural uses in these areas.

The Regional Land Use Program (RLUP), currently in process, will set forth urban growth boundaries and agricultural policies, which will be reviewed for conformity with the LCP. Additionally the "Coastal Agriculture Study" prepared by the Regional Coastal Commission will be reviewed for appropriate findings and recommendations which could be incorporated in the LCP.

I. HAZARDS

I. SUMMARY COASTAL POLICY

Section 30253 requires all new coastal development to minimize risks to life and property in areas of geologic, flooding and fire hazard. New development must not significantly contribute to erosion, geologic instability, or destruction of a project site or surrounding area. Nor shall construction substantially altering natural landforms especially along bluffs and cliffs.

II. POLICY APPLICATION/EXISTING CONDITIONS

- a. Countywide Issue Discussion: Almost all areas within the County Coastal Zone are affected by some type of safety hazard. An extensive inventory of hazards is included in the County's Seismic Safety and Safety Element. In addition, the County's Open Space and Conservation Element designates general "Open Space" areas based on hazard identification. Hazards considerations with respect to new development are also discussed in Policy Group K.
- b. North Coast: Hazards along the North Coast include fault displacement (Red Mountain and Padre Juan Faults), groundshaking, landslides, tsunami, beach erosion, flooding and fire. Over 95 percent of the land within the North Coast Coastal Zone is comprised of steep, unstable slopes of the Santa Ynez Mountains. Landslide, erosion, fire and sheet flooding activities in this inland mountainous area are extreme; as a result existing and potential development is severely limited (Open Space Element designates undeveloped areas as "Rural" one acre minimum). Most development along the North Coast is located immediately along the shoreline and is subject to shoreline erosion and tsunami hazard.

Shoreline erosion is extreme along developed areas of the North Coast. The LCP must review guidelines for safe shoreline development and possible amendments to existing zoning ordinance set back requirements.

Existing and proposed industrial uses in the inland areas along the North Coast (Mobil-Rincon, Continental) should be reviewed in light of geologic, flood, and fire hazards.

The LCP will review existing grading practices and make recommendations for ordinance and enforcement revisions, especially with regard to industrial service roads, which aggravate landslides and erosion.

Specific guidelines for development in the inland areas, along with possible general plan amendments to further reduce density of potential development should be reviewed to reduce hazard potential.

Lot split potential to a one acre minimum allowed under the "Rural" designation on the Open Space Element must be reviewed for conformity with this Policy Group and Policy Group K.

- c. Central Coast: Central Coast hazard issues are primarily addressed in the Central Coast Cities respective LCP Work Programs. Hazards within the County LCP planning areas include: shoreline erosion, tsunami hazards, fault displacement, groundshaking, liquefaction and subsidence. With the exception of developed residential beach front areas (such as Silver Strand and Hollywood-by-the-Sea) the land within the County's LCP area is relatively undeveloped.

The LCP should review methods of protecting existing and proposed development in Silver Strand and Hollywood-by-the-Sea from beach erosion, flooding and drainage problems and seismic hazards.

The LCP should incorporate identified hazards in assessing the development potential of undeveloped Central Coast areas.

- d. South Coast: The South Coast area experiences similar hazards as were discussed for the North Coast. Inland areas (Santa Monica Mountains within the Coastal Zone) experience fire, slope, seismic and flood hazards; coastal areas are subject to beach erosion, possible liquifaction and tsunami hazards.

Possible zone ordinance amendments to provide adequate set back requirements (beach erosion) must be reviewed.

Density provisions of the Open Space Element should be reviewed with respect to parcelization in the Santa Monica Mountains in potentially hazardous areas.

III. POLICY APPLICATION/LOCAL PLANS AND POLICIES

As was mentioned above, local policies regarding hazards are included in the Ventura County Seismic Safety and Safety Element and the Ventura County Open Space Element. Past experience with implementation of these provisions indicates that amendments to these elements and their supporting zoning should be investigated (particularly with respect to set back requirements) for consistency with the Coastal Act.

Currently, the County is in the process of adopting a Special Studies Zone Ordinance (Alquist-Priolo Act) which will affect development within the Red Mountain Fault Zone along the North Coast (La Conchita, Phillips Petroleum and Mobil-Rincon areas). Development constraints and requirements imposed by this ordinance must be coordinated with and incorporated in the LCP.

J. FORESTRY AND SOILS RESOURCES

I. SUMMARY COASTAL POLICY

Protect productivity of timberlands; limit conversions and land division; protect productive soil.

II. POLICY APPLICATION

There are no forest resources in the Coastal Zone of Ventura County. Soil productivity issues are addressed in other policy group discussions (agriculture, hazards, water and marine resources).

K. LOCATING AND PLANNING NEW DEVELOPMENT

I. SUMMARY COASTAL POLICY

Section 30244, 30250, 30252 and 30253 (3) and (4) require that mitigation measures be provided for development affecting archeological and paleontological resources, that new development be located in or near existing development centers able to accommodate it, limiting land divisions shall be limited outside developed areas, access shall be maintained to the coast by providing better non-auto transit and parking opportunities, and that new development be required to provide adequate local on site recreation facilities.

II. POLICY APPLICATION/EXISTING CONDITIONS

a. Countywide Discussion: The primary regional development guide for the County is the Open Space Element map which sets forth generalized development patterns: "Urban," "Rural" and "Open Space." In conformity with this element, major urban developments are clustered in the Central Coast area. The North and South Coast areas are designated "Rural" (one unit per 1 to 40 acres) and "Open Space" (one unit per 10 to 40 acres). On a general regional level, then, the Open Space Element policies are in conformity with this Policy Group. However, issues arise in applying regional concepts to the specific subregional Coastal Zone area. The LCP, which when adopted will serve as an area plan of the Land Use Element, will refine land use designations at an appropriate level of specificity to comply with this Policy Group.

Archeological sites, especially Chumash Indian sites, are numerous in the Coastal Zone. With the exception of the EIR process, policies which require identification and preservation of these resources have not been adopted. This deficiency must be addressed by the LCP, particularly given the historical use of coastal areas by the Chumash.

Public transportation is not provided along the North and South Coasts. Within the Central Coast areas, public transportation is provided by the South Coast Area Transit (SCAT) and supplemented in some areas by specialized city bus service.

The Regional Land Use Program (RLUP) incorporates the Air Quality Maintenance Plan (AQMP) required by State and Federal regulations. The LCP will coordinate with the AQMP to ensure policy consistency. General location of new development in the Central Coast area of Ventura County will be influenced, in part, by its policies. Beyond insuring compact and contiguous new development and provision of safe and attractive bikeways, overall policy on reduction of vehicle miles traveled is beyond the scope of the LCP.

- b. North Coast: Coastal areas along the North Coast are designated "Rural" (one unit per one to forty acres) which limits new development to very low density uses with the exception of existing developed areas. The Board of Supervisors has designated existing developed areas as "Community" areas which allows those areas to fill-in at the prevailing density and zoning. To a large extent, the existing development patterns are consistent with the provisions of this policy group. Two potential coastal development related issues however, along the North Coast include: lot splits and build-out to the one acre minimum allowed by the "Rural" designation and service constraints.

Currently, there are existing lot splits and low density development along Ocean View Road (immediately North of La Conchita) which have been allowed under the provisions of the Open Space Element. This area, however, has severe access and service constraints which necessitated the adoption of a building moratorium in September of 1977. The LCP should review the development potential and service constraints of "Rural" designated land in the Coastal Zone to ensure conformity with Coastal Act policies and prevent future service issues.

Also within the Coastal Zone area and the "Rural" designation is a pending subdivision on the seaward side of U.S. 101. The pending proposal involves 45 acres and proposes 33 new single family units. Because of septic system constraints in the area, the tract has been conditioned for sewers. Currently, the Regional Sanitation District and the Local Agency Formation Commission (LAFCO) are considering formation of a County Service Area (CSA) to sewer the North Coast. The LCP should review service provision proposals for possible growth inducement and review associated land use controls to locate new development in conformity with the Coastal Act. In particular, the level coastal terrace areas currently in agriculture should be reviewed.

- c. Central Coast: County LCP Planning areas in the Central Coast include existing unincorporated agricultural lands, Hollywood-by-the-Sea and Silver Strand Beach areas.

Hollywood-by-the-Sea and Silver Strand are existing developed beach front areas. New development (infilling) must however, consider existing access and circulation problems and augmentation of transit (SCAT) routes which currently serve the area.

Unincorporated agricultural areas along the Oxnard Plain should be reviewed for development potential under prevailing policies. In conjunction with the agriculture issue section of the LCP, methods of preserving agricultural areas will be reviewed. Additionally, County LCP planning efforts should be closely coordinated with Oxnard LCP plans to ensure policy consistency (e.g. regarding extension of Mandalay Bay development).

- d. South Coast: Development issues along the South Coast include: lot splits in the Santa Monica Mountains Coastal Zone area and service constraints.

Lot splits within the Santa Monica Mountains area are summarized in the attached chart. Currently, these areas are primarily designated "Open Space" (one unit per ten to forty acres) and "Rural" (one unit per one to forty acres) on the Open Space Element. The LCP will review the development potential enabled under the Open Space Element and service capacity in this area for conformity with appropriate Coastal Act Policies.

Service issues in this area which relate to development policies include: use of septic systems, lack of water and possible access issues in the mountainous inland areas. The LCP should review the Open Space Element development potential, service and environmental constraints in this area for conformity with this Policy Group and Policy Groups I and M (Hazards and Public Works).

III. POLICY APPLICATION/LOCAL PLANS AND POLICIES

As was mentioned above, the primary development guide for the County is the Open Space Element. The issues delineated above will necessitate review and possible amendment of the Open Space Element in addition to the adoption of a separate Local Coastal Plan portion of the Land Use Element.

The Board of Supervisors adopted policy regarding new urban development (Guidelines for Orderly Development) in that new urban uses should locate within incorporated areas to ensure a full array of municipal services. This policy is consistent with, and supportive of, Coastal Act policies.

The Land Use Element document for Silver Strand and Hollywood-by-the-Sea is the Oxnard Beach Development Plan. Policies included in the document are consistent with this Policy Group, however, the issue of public transportation needs to be addressed. Additionally, the LCP should strengthen the implementation strategies included in the document.

LAND DIVISIONS IN THE SANTA MONICA MOUNTAINS*

<u>SIZE OF PARCELS</u>	1961		1971	
	<u>TOTAL ACRES</u>	<u>PARCELS</u>	<u>TOTAL ACRES</u>	<u>PARCELS</u>
Under 5 acres	21.2	13	171.1	99
5 - 9 acres	147.5	23	390.1	63
10 - 19 acres	197.0	21	500.1	39
20 - 29 acres	275.6	11	684.9	33
30 - 39 acres	355.1	12	655.9	18
40 acres or more	7,770.6	59	6,365.0	63

* Parcelization of the Santa Monica Mountains, Ventura County Planning Department

L. COASTAL VISUAL RESOURCES AND SPECIAL COMMUNITIES

I. SUMMARY COASTAL POLICY

Sections 30251 and 30253 of the Coastal Act require that the scenic and visual qualities of the coastal areas be protected as a resource of public importance. New development is required to be correctly sited to protect views and minimize alteration of natural land forms. Also, new development must, where appropriate, protect special communities because of their unique characteristics.

II. POLICY APPLICATION/EXISTING CONDITIONS

- a. Countywide Discussion: The major County LCP planning areas, the North and South Coasts, have major highways or freeways immediately adjacent to the shoreline. Because of the relatively undeveloped nature of these areas, these transportation corridors afford outstanding coastal views and vistas. Additionally, the extensive public ownership of coastline in these areas contributes to scenic resources accessibility (see Policy Groups A and B, Access and Recreation).
- b. North Coast: Scenic quality issues along the North Coast include: the visual impact of existing and proposed oil developments, the issue of inadequate recreational parking along open stretches of U.S. 101 and Old 101, and, the location and type of residential uses along the coast that would protect scenic corridors.

Two major oil processing complexes (Mobil Rincon/Chanslor Western and Phillips) are located along the North Coast within sight of U.S. 101. In light of State proposals to direct off-shore oil to processing facilities along the North Coast, the LCP in conjunction with the local Coastal Energy Impact Program (C.E.I.P.) should review locational and landscaping criteria to minimize the visual impact of coastal industrial facilities.

Illegal recreational vehicle parking along U.S. 101 and Old Highway 1 (discussed in Policy Groups A and B) impacts the coastal viewshed from these transportation corridors. The LCP, in addressing recreational opportunities should incorporate the visual impact of illegally parked recreational vehicles.

Two scenic resources issues with respect to residential development include the location of new development and the type of existing and potential development (height criteria of zoning and mobile homes). Existing residentially developed areas along the North Coast are primarily zoned "R-B" (Residential Beach) which allows a maximum of three stories in height. The LCP should also review the issue of mobile homes in La Conchita taking into consideration Policy Group C (Housing). Finally, criteria for minimizing the visual impact of new residential development should be reviewed by the LCP.

- c. Central Coast: Central Coast LCP issues are primarily addressed in the respective Central Coast Cities LCP Work Programs. County's Central Coast LCP planning area scenic quality issues identification includes:

New development proposals in the unincorporated portion of Mandalay Bay which may disrupt coastal views.

Build-out of Silver Strand Beach and Hollywood-by-the-Sea, may reducing existing coastal view corridors provided by vacant lots. Parking and congestion in this area also impacts on scenic quality. Additionally, the LCP will review height, bulk and set back requirements of the "R-B-H" zone for conformance with this policy group.

- d. South Coast: Scenic quality issues along the South Coast include: illegal recreational vehicle parking, and location and type of new development.

Similar to the North Coast, illegal recreational parking along the ocean side of Highway 1 is relatively frequent and should be reviewed in conjunction with recreation and access issues by the LCP.

Developed areas along the South Coast are zoned "R-B" (Residential Beach) which allows a three story maximum height requirements for conformity with this Policy Group.

Development potential and zoning requirements in the Santa Monica Mountains area of the Coastal Zone should also be reviewed by the LCP with regard to scenic resources.

III. POLICY APPLICATION/LOCAL PLANS AND POLICIES

Local policies governing scenic resources are included in the Ventura County Scenic Highways Element (1974), and the Ventura County Open Space Element (1973). Oil development landscaping criteria, are included in the On Shore Oil Facilities Policy Statement (1968).

Currently, both U.S. 101 (along the North Coast) and Highway 1 along the South Coast are proposed for State scenic highways. The LCP should review existing and potential land uses along these stretches of road so that Coastal Act policies are conformed with and the integrity of the landscape preserved for future application to the State for scenic highways status.

Additionally, oil facility policy should be reviewed by and coordinated with the local C.E.I.P. (Coastal Energy Impact Program) for conformity with this Policy Group.

M. PUBLIC WORKS

I. SUMMARY COASTAL POLICY

Section 30254 of the Coastal Act limits new or expanded water, sewer and transportation systems to a level that accommodates only new uses or development that are consistent with the Coastal Act. The policy specifies that special districts must not be formed or expanded which would induce new developments incompatible with coastal policies. Where existing public works facilities are limited, priority must be given to coastal dependent land uses, essential public services, and basic industries vital to the economic health of the region, State, or nation, public recreation, commercial recreation, and visitor serving land uses before other development.

II. POLICY APPLICATION/EXISTING CONDITIONS

- a. North Coast: The major public works issue along the North Coast is the proposed formation of a County Service Area (CSA) for sewer service.

The LCP should coordinate with the Regional Sanitation District and LAFCO to ensure that proposed CSA boundaries and sewer lines are not growth inducing and that the proposal conforms to Coastal Act policies.

- b. Central Coast: Public works issues along the Central Coast are primarily addressed in the Central Coast Cities' respective LCP Work Programs. For the unincorporated County LCP planning areas, the following issues will be addressed:

The County LCP should coordinate with the City of Oxnard to ensure that public works proposals (e.g. City of Oxnard Treatment Plant), which affect the County planning area, are consistent with Coastal Act policies.

The County LCP should also review the growth inducement potential of new public works facilities which may affect unincorporated agricultural lands.

- c. South Coast: Major public works issues along the South Coast include lack of water and sewers and inland access routes which may necessitate service improvements. For example, recent Coastal Commission permit applications in the Santa Monica Mountains have been denied under Coastal Act Policies because of inadequate access to the site and possible traffic generation along Highway 1. Highway 1 is currently a two lane road and there are no existing proposals or Circulation Element policies to expand this highway.

The LCP will develop guidelines for reviewing new and expanded public works for conformity with the environmental constraints of the area and Coastal Act Policies.

III. POLICY APPLICATION/LOCAL PLANS AND POLICIES

The County does not have an overall facilities plan at this time. Capital projects are, however, reviewed on a yearly basis for conformity with the General Plan. LAFCO reviews new district formations under State issued regulations and guidelines. The LCP should, at an early date develop mechanisms and guidelines for reviewing new public works facilities for consistency with Coastal Act policies.

Currently, the Regional Land Use Program (RLUP) is assessing projected population and service needs on a Countywide basis. The LCP should coordinate with this program in data collection and policy formation regarding this Policy Group.

N. INDUSTRIAL DEVELOPMENT AND ENERGY FACILITIES

I. SUMMARY COASTAL POLICY

Section 30250(b), 30260 through 30264, 30232 and 30255 of the Coastal Act contain provisions regulating the development, location, expansion, and continued operation of tanker facilities, liquefied natural gas (LNG) terminals, offshore, onshore oil and gas facilities, refineries, and power plants as well as other coastal dependent industrial development.

II. POLICY APPLICATION/EXISTING CONDITIONS:

- a. Countywide Discussion: Industrial facilities, particularly oil-related are relatively extensively developed along the North and Central Coastal areas due to the proximity of these coastal stretches to onshore and offshore oil fields.

Proposal for expansion of existing onshore facilities to accommodate new OCS (outer continental shelf) lease production will pose significant coastal planning issues. Currently, the County has received a Coastal Energy Impact Program (C.E.I.P.) grant which will be closely coordinated with the local Coastal Program. This grant program, coordinated by the Planning Division, and Air Pollution Control District, will review facility siting planning, associated onshore impacts and special onshore pipeline oil transport options. Other energy issues of countywide concern include: liquefied natural gas (LNG) plant proposal at Deer Creek, and pipeline developments in the North and Central Coasts.

- b. North Coast: Existing oil processing facilities along the North Coast show high potential for handling OCS offshore oil. Currently, there are four major onshore treatment and separation oil facilities along the North Coast: Phillips-La Conchita, Arco-Rincon Island, Mobil-Rincon (Seacliff), Cabot Rincon, and Chanslor-Western Coline Gas Company. According to the most recent OPR studies, Mobil-Rincon is considered to be the most suitable of these sites for OCS oil processing. Expansion of existing oil sites would be consistent with Section 30260 and 30262, but, may pose secondary issues related to hazards and scenic quality.

The Board of Supervisors of Ventura and Santa Barbara Counties in considering potential OCS development impacts, have adopted resolutions to support pipeline transport to minimize and avoid air quality and traffic impacts associated with tanker transport.

The LCP in close coordination with C.E.I.P. program will monitor and analyze OCS oil development proposals to determine if onshore and offshore support facilities are consistent with the Coastal Act.

- c. Central Coast: Central Coast industrial issues are primarily addressed by the respective Central Coast City LCP Work Programs.

The need for coordination between the cities and the County on industrial issues of regional importance (such as pipelines), however, is critical and will be accomplished through coordination with the C.E.I.P. and LCP work tasks.

Additionally, City and County LCP industrial planning in the Ormond Beach area should be closely coordinated especially with respect to proposals to expand the Ormond Beach Generating Plant.

- d. South Coast: There are no existing industrial facilities along the South Coast. The only industrial/energy related development proposal is the consideration of Deer Canyon for an LNG terminal. The LCP should monitor LNG planning and decision-making with regard to the potential impacts on adjacent land uses (existing and proposed) in the South Coast LCP planning area.

III. POLICY APPLICATION/LOCAL PLANS AND POLICIES

Oil related industrial policies are included in the County's Statement of Policy for Location of Onshore Oil Facilities. The primary thrust of this policy statement is to locate new development in identified "existing oil development areas" (Section 30260 Coastal Act). The LCP, in conjunction with C.E.I.P. findings, should review and if necessary revise local policies to further ensure conformity with the Coastal Act (Policy Groups I, K and L), and to minimize onshore impacts.

POLICY CHECKLIST

POLICY CHECKLIST

SUMMARY CHECKLIST

Policy Groups	Not Appl.	Exist. Cond.	Local Policies	Local Land Use	Local Zoning	Other Actions	Remarks
A. SHORELINE ACCESS Development not to interfere with public right of access; provision for dedication of accessways.		+	0	+	0		
B. RECREATION AND VISITOR-SERVING FACILITIES Distribute public facilities; provide lower cost visitor facilities; protect oceanfront areas for coastal recreation; give priority to commercial recreation; reserve upland support areas; locate visitor facilities at selected points.		0	0	0	+		
C. HOUSING Protect low- and moderate-income housing; new housing to conform to housing element.		-	0	-	+		
D. WATER AND MARINE RESOURCES							
1. Maintain, restore marine resources and coastal water quality; control discharges.		0	+	0	0		
2. Control runoff.		0	+	0	0		
3. Prevent groundwater depletion, interference with surface flow; encourage water reclamation.		-	-	-	0		
4. Maintain riparian buffers and limit dams or alterations of streams.		0	0	-	0		

- + Consistent and Adequate to comply with Coastal Act
- Inconsistency or conflict
- 0 Policies not addressed or further research to determine consistency

SUMMARY CHECKLIST

Policy Groups

Policy Groups	Not Appl.	Exist. Cond.	Local Policies	Local Land Use	Local Zoning	Other Actions	Remarks
E. DIKING, DREDGING, FILLING: SHORELINE STRUCTURES							
1. Limit diking, dredging, filling of all coastal waters, especially certain wetlands; control spoils disposal.		+	+	+	0		
2. Limit shoreline structures (seawalls, cliff retaining walls).		+	+	+	0		
F. COMMERCIAL FISHING AND RECREATIONAL BOATING							
Encourage increased recreational boating use; upgrade and protect commercial fishing facilities; give priority to coastal-dependent facilities.		+	+	+	+		
G. ENVIRONMENTALLY SENSITIVE HABITAT AREAS							
Protect environmentally sensitive habitat areas; prevent adverse impacts from development adjacent to them.		-	0	-	0		
H. AGRICULTURE							
1. Maintain prime agricultural land and minimize conflicts by establishing stable boundaries, limiting conversions in urban fringe areas, limiting land division, etc.		-	0	-	-		
2. Do not convert other agriculture lands unless infeasible, or for concentrating development.		-	0	-	-		

SUMMARY CHECKLIST

Policy Groups

I. HAZARD AREAS

Minimize risks in geologic, flood, and fire hazard areas; assure stability and not require bluff alteration in bluff and cliff areas.

J. FORESTRY AND SOILS RESOURCES

Protect productivity of timberlands; limit conversions and land divisions.

K. LOCATING AND PLANNING NEW DEVELOPMENT

1. Mitigation for development affecting archeological or paleontological resource.

2. Locate development in or near existing developed areas; or in other areas where services exist and no adverse impacts: minimize energy consumption, vehicle miles; be consistent with air quality standards.

3. Limit land divisions outside developed areas.

4. Maintain access to the coast by providing better transit, non-auto, and parking opportunities.

5. Relate new development to adequate local and on-site recreation so as not to overload coastal recreation areas.

Not
Appl.

Exist.
Cond.

Local
Policies

Local
Land Use

Local
Zoning

Other
Actions

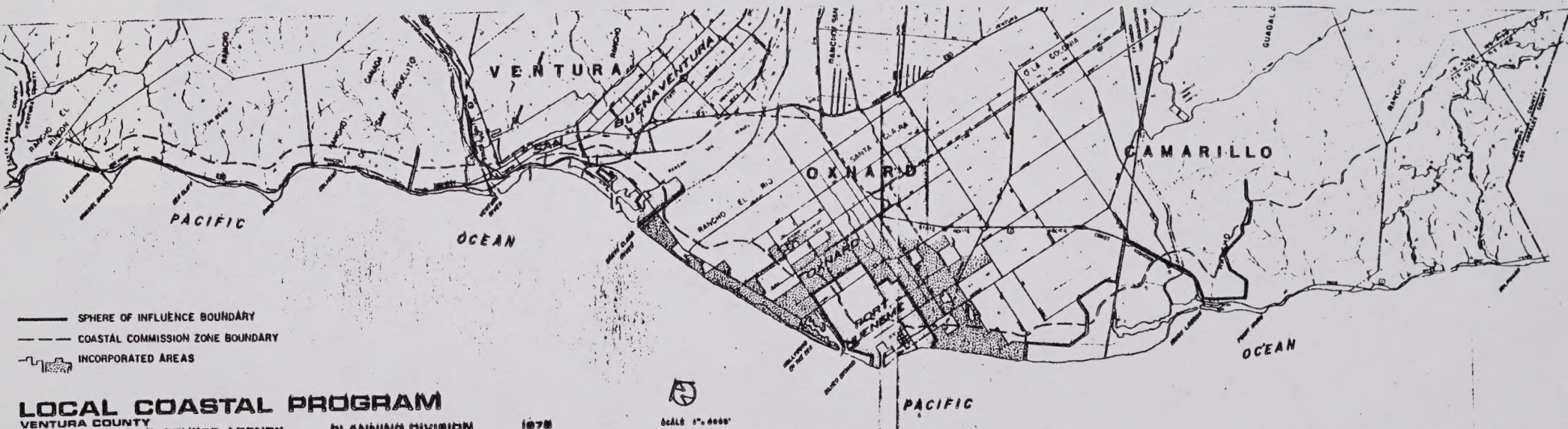
Remarks

X

No Commercial
forestry re-
sources

SUMMARY CHECKLIST

Policy Groups	Not Appl.	Exist. Cond.	Local Policies	Local Land Use	Local Zoning	Other Actions	Remarks
L. VISUAL RESOURCES AND SPECIAL COMMUNITIES							
1. Protect coastal scenic and visual qualities; site and design development to protect public views, minimize land-form alteration, be compatible.		0	0	+	0		
2. Protect special coastal communities and neighborhoods.	X						Not within the Unincorporated area
M. PUBLIC WORKS							
1. Sewer and water: Limit capacity, service system, special district boundaries to serve development consistent with Coastal Act. Where capacity is limited, reserve portion for essential uses and recreation.		-	0	-	0		
2. Transportation: Design to serve development, but maintain rural Highway 1 as scenic, 2-lanes. Where capacity is limited, reserve portion for essential uses and recreation.		-	0	-	-		
N. INDUSTRIAL AND ENERGY FACILITIES							
1. Tanker facilities.		+	0	+	0		
2. LNG terminals.		0	0	0	0		
3. Offshore, onshore oil and gas facilities		+	0	+	+		
4. Refineries.		+	0	+	+		
5. Power plants.		+	0	+	+		



U.C. BERKELEY LIBRARIES



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